



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding EAST VILLAGE PLACE CORP.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, ERP, RP, OLC, LA, AAT, MNDC, RR, LRE

Introduction

On August 25, 2018, and September 10, 2018, the Tenant made an Application for Dispute Resolution under the *Residential Tenancy Act* seeking the following relief:

- for an order for the Landlord to make repairs to the rental unit.
- for an order that the Landlord provide services or facilities.
- to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities.
- for an order for the Landlord to comply with the Act, Regulation, or tenancy agreement.
- to authorize the Tenant to change the locks.
- to allow access to the unit for the Tenant or guest.
- for money owed or compensation for damage or loss.
- to allow the Tenant to deduct the cost of repairs, services or facilities from the rent.
- to suspend or set conditions on the Landlords right to enter the rental unit.

The matter was set for a conference call hearing. The Tenant and Landlord attended the teleconference hearing. The Landlord was assisted by legal counsel.

Settlement Agreement

At the start of the hearing, the parties agreed to settle this matter, on the following conditions:

- The parties agree that the Landlord will have repairs made to the closet door; washer and dryer; and room partition, on October 22, 2018.

- The parties agree that on October 22, 2018, the Landlord will have the door locks to the rental unit inspected to ensure the lock is working correctly.
- The parties agree that if the Landlord cannot complete the repair of the partition on October 22, 2018, the Landlord will have the partition repaired by October 26, 2018.
- The parties agree that the Landlord has withdrawn the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated September 5, 2018.
- The parties agree that the Tenant withdraws her application for dispute resolution in full satisfaction of this settlement agreement.

This settlement agreement was reached in accordance with section 63 of the Act. The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated on several occasions that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

This decision is final and binding on the parties, unless otherwise provided under the Act, and is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Residential Tenancy Act.

Dated: October 12, 2018

Residential Tenancy Branch