



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes LRE, OLC, PSF, FF

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- an order requiring the landlord to comply with the Act, regulation or tenancy agreement pursuant to section 62;
- an order to the landlord to provide services or facilities required by law pursuant to section 65;
- an order to suspend or set conditions on the landlord's right to enter the rental unit pursuant to section 70;
- authorization to recover his filing fee for this application from the landlord pursuant to section 72.

Both parties attended the hearing via conference call and provided affirmed testimony.

At the outset, it was clarified with both parties that the tenants seek an order for the landlord to provide notice of entry under section 29 of the Act and to complete the repairs from water flooding damage. Both parties agreed to these issues.

Section 63 of the Residential Tenancy Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the two parties during the hearing led to a resolution. Specifically, it was agreed as follows:

The tenants agreed to withdraw the application for dispute.

Both parties agreed that the landlord shall provide notice of entry pursuant to section 29 of the Act to have a contractor attend and provide the landlord an estimate of required work to complete repairs for water damage.

Both parties agreed that the landlord upon receipt of an estimate for repairs for water damage shall provide to the tenants a schedule for repair work/notice for entry for the water damage repairs.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

This decision 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: November 22, 2018

Residential Tenancy Branch