



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PODOLLANS CONSTRUCTION LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ERP, RP, FFT

Introduction

This hearing convened as a result of a Tenants' Application for Dispute Resolution, filed on November 8, 2018, wherein the Tenants sought an order that the Landlord make repairs to the rental unit, emergency and otherwise, as well as recovery of the filing fee.

Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

Settlement and Conclusion

During the hearing the parties resolved matters by mutual agreement. The parties confirmed 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. As the parties resolved matters by agreement I make no findings of fact or law with respect to their relative claims.

The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure* as follows:

1. By no later than 4:00 p.m. on December 21, 2018, the Landlord shall:
 - a. attend the rental unit to inspect and repair, if possible, the sliding patio doors to the rental unit balcony. Should repairs not be possible the doors shall be replaced no later than December 31, 2018.

- b. replace the bathroom fan;
 - c. inspect the kitchen cabinetry to determine whether the drawers can be repaired, or if replacement is required. In either case the Landlord shall inform the Tenant within seven days of the inspection as to the Landlord's intention with respect to these drawers.
2. By no later than April 1, 2019, the Landlord shall:
- a. replace the window screens; and
 - b. repair, or replace the air-conditioning unit.
3. The Tenants shall be credited \$100.00 as recovery of the filing fee.

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: December 17, 2018

Residential Tenancy Branch