



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes LRE, OLC

Introduction

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

- an order to suspend or set conditions on the landlord's right to enter the rental unit pursuant to section 70; and
- an order requiring the landlord to comply with the *Act*, regulation or tenancy agreement pursuant to section 62.

The landlords, the landlords' translator, the tenant and the tenant's advocate attended the hearing and were given a full opportunity to be heard, to present their sworn testimony, to make submissions, to call witnesses and to cross-examine one another.

Analysis

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During this hearing, the parties reached an agreement to settle their dispute.

Both parties agreed to the following terms of a final and binding resolution of the tenant's application and the issues in dispute arising out of this tenancy at this time and that they did so of their own free volition and without any element of coercion:

1. Both parties agreed that the landlord will give proper 24 hour written notice, served in accordance with the *Act*, before entering the rental unit.
2. Both parties agreed that the utilities will continue to be included as a part of the rent as per the tenancy agreement until another agreement is agreed upon and signed by the parties.

3. Both parties agreed that the tenant can smoke their vape pen a reasonable distance away from the residential premises.
4. Both parties agreed that the landlord is going to have a qualified electrician attend the rental unit by January 15, 2018, to examine whether there are any urgent electrical repairs to be made in the rental unit as well as to determine whether the stove can be repaired to working condition and if it is safe to do so.
5. Both parties agreed that these particulars comprise the full settlement of all aspects of the tenant's current application submitted to the Residential Tenancy Branch on November 08, 2018.

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