



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding TIMBERLAND PROPERTIES  
INC. and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      ERP, MNDC, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to have the landlord make emergency repairs and for a monetary order for money owed.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions at the hearing.

The parties confirmed receipt of all evidence submissions and there were no disputes in relation to review of the evidence submissions.

Rule 2.3 of the Residential Tenancy Branch Rules of Procedure authorizes me to dismiss unrelated disputes contained in a single application. In these circumstances the tenant indicated several matters of dispute on the Application for Dispute Resolution, the most urgent of which is the application for emergency repairs. The balance of the tenant's application is dismissed, with leave to reapply.

After 60 minutes of hearing. The parties agreed to settle the issue of emergency repairs as follows:

1. The landlord will follow the Field Report of their contracting company KC, dated January 23, 2019, and have the work completed by February 15, 2019; and
2. The landlord is to provide a copy of the Field Report to the tenant.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

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: January 24, 2019

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Residential Tenancy Branch