



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      ERP, OLC, MNDCT

### Introduction

This hearing dealt with an Application for Dispute Resolution by the Tenant filed under the *Residential Tenancy Act* (the “*Act*”), for a order for the Landlord to make emergency repairs to the rental unit, for an order for the Landlord to comply with the *Act*, and for a monetary order for damages and compensation under the *Act*.

Both the Landlord and Tenant attended the hearing and were each affirmed to be truthful in their testimony. They were both provided with the opportunity to present their evidence orally and in written and documentary form, and to make submissions at the hearing.

I have reviewed all oral and written evidence before me that met the requirements of the Rules of Procedure. However, only the evidence relevant to the issues and findings in this matter is described in this Decision.

### Issues to be Decided

- Is the Tenant entitled to an order for Emergency repairs to the rental unit?
- Is the Tenant entitled to an order for the Landlord to comply with the *Act*?
- Is the Tenant entitled to a monetary order for compensation?

### Preliminary Matter

At the end of the hearing, the Tenant withdrew the application, stating that she would be moving out at the end of the month and that she did not want the Landlord coming into the rental unit to do repairs while she was packing.

The Landlord confirmed that she was agreeable to the Tenant withdrawing her application.

The Tenant was cautioned that if a Landlord gives proper written notice to enter the rental unit, a Tenant does not have the right to refuse the Landlord access.

Analysis

I find that this Application for Dispute Resolution has been withdrawn.

Conclusion

The Application for Dispute Resolution has been withdrawn.

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: April 18, 2019

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Residential Tenancy Branch