



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      ERP

### Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, made on September 4, 2019, (the "Application"). The Tenant applied for an expedited hearing seeking an order for emergency repairs, pursuant to the *Residential Tenancy Act* (the "Act")

The Tenant, the Tenant's Advocate J.A., the Landlord, and the Landlord's Interpreter H.N. attended the hearing and provided affirmed testimony. The parties were provided the opportunity to present their evidence orally and in documentary form prior to the hearing and make submissions to me.

### Settlement Agreement

The opportunity for settlement was discussed with the parties during the hearing. During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The Tenant agreed to remove all extension cords from electrical sockets in the rental unit in preparation for the electrician to perform work required to restore electricity to the rental unit.
2. The Landlord agrees to make arrangements to retain the services of a licensed electrician to inspect, assess and where work is required to repair the rental unit to a state whereby the Tenant has electricity restored to the rental unit on or before October 11, 2019 by 4:00 P.M.
3. The Landlord agrees to provide the Tenant with written notice prior to entry in accordance with Section 29 of the *Act*.

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

The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

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: October 07, 2019

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Residential Tenancy Branch