



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding AFFORDABLE HOUSING SOCIETIES and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes RP

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "**Act**") for an order to the landlord to make repairs to the toilet in the rental unit pursuant to section 32.

The tenant and landlord RC attended the hearing. Landlord AHS was represented by its property manager ("**ST**"). All were given an opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

Preliminary Issue – Amendment of Claim

On the application for dispute resolution, the tenant listed two landlords: RC and AHS. RC testified that he is the residence manager, and not a party to the tenancy agreement. ST testified that AHAA (full name listed on the cover of this decision) is the proper identity of the landlord, not AHS. ST requested that the tenant's application be amended to remove RC as a party and to change the name of AHS to AHAA.

The tenant consented to these amendments. As such, pursuant to Rule of Procedure 4.2, I order that the application be so amended.

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 the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues currently under dispute:

1. The landlord will provide the tenant with a “toilet seat riser” and install it on the tenant’s toilet.

These particulars comprise the full and final settlement of all aspects of this dispute for the parties.

Conclusion

As the parties have reached a settlement, I make no factual findings about the merits of this application.

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: November 07, 2019

Residential Tenancy Branch