



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **AAT FFT MNDCT**

Introduction

This hearing dealt with an application by the tenant under the *Residential Tenancy Act* (the *Act*) for the following:

- An order for the landlord to allow the tenant access to the unit pursuant to sections 32 and 70;
- A monetary order for compensation for damage or loss under the *Act*, *Residential Tenancy Regulation* ("*Regulation*") or tenancy agreement pursuant to section 67 of the *Act*;
- An order requiring the landlord to reimburse the tenant for the filing fee pursuant to section 72.

RW, DM and EY attended as agents for the landlord ("the landlord"). The tenants attended. The hearing process was explained, and an opportunity was given to ask questions about the hearing process. Each party had the opportunity to call witnesses and present affirmed testimony and written evidence.

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

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties do so during the dispute resolution proceedings, the settlement may be recorded in the form of a Decision or an Order.

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a Decision:

The parties agreed as follows:

1. The parties agreed:
 - a. there are two occupants (the “occupants”) of the unit in addition to the tenants;
 - b. the tenants have three fobs and one unit key;
2. By 5:00 PM Monday, December 23, 2019, the tenants will provide identification documents for the occupants as may be requested by the landlord for the landlord to properly vet the occupants;
3. Providing the occupants meet the landlord’s vetting approval, the landlord shall provide each occupant of the unit with a fob and unit key for a deposit of \$100.00 for each fob and key unless a deposit has already been paid;
4. In the future, the tenants shall provide the names and requested vetting information to the landlord at least two weeks in advance of the proposed beginning of the occupancy of any occupants to allow the landlord adequate time to vet each proposed occupant and promptly inform the tenants of the landlord’s decision;
5. The provision of fobs and unit keys to all occupants is dependent henceforth on the standard vetting approval of the landlord.

The parties are still bound by all the rights, responsibilities, terms, conditions and any statutory compensation provisions of the tenancy agreement, the *Act*, and the associated regulations.

Based on the above, I find that all matters between these parties raised in this application are resolved pursuant to the above agreed terms.

Both parties testified that they understood and agreed that the above terms are final, binding, and enforceable, and settle all aspects of this application.

Conclusion

Pursuant to the above settlement agreement, the tenants' application is dismissed without leave to reapply.

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 23, 2019

Residential Tenancy Branch