



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes RP, FFT

Introduction

I was designated to hear this matter pursuant to section 58 of the *Residential Tenancy Act* (the “Act”). The tenants applied for:

- an order for regular repairs, pursuant to Section 62 of the Act;
- an order requiring the landlord to reimburse the filing fee, pursuant to section 72 of the Act.

Tenant KT, Landlord JZ and advocate JM attended the hearing. All parties were given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses.

As both parties were in attendance, I confirmed that there were no issues with service of the tenant’s application for dispute resolution and evidence served by both parties.

Settlement

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 regarding this application.

Both parties agreed to the following final and binding settlement of all issues listed in this application for dispute resolution:

1. The Landlord will clean the living room carpet and replace or repair the living room blinds by June 30, 2020;

2. The Landlord will serve a 24-hour notice before he enters the rental unit to do the repairs;
3. The tenant will not interrupt the landlord nor his contractors when they are conducting the repairs.
4. The balcony must be swept and kept clean of trees debris regularly by the tenant and shoveled during winter.

Conclusion

As the parties have reached a settlement, I make no findings about the merits of this application. The parties settled all aspects of their dispute in the above terms.

This Decision and Settlement are final and binding.

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: May 06, 2020

Residential Tenancy Branch