



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding RED DOOR HOUSING SOCIETY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ERP

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, made on March 5, 2020 (the "Application"). The matter was scheduled for hearing on May 8, 2020 but was adjourned at the Tenant's request. The Tenant applied for an order requiring the Landlord to make emergency repairs for health or safety reasons, pursuant to the *Residential Tenancy Act* (the "Act").

The Tenant attended the hearing and was assisted by E.Z., an advocate. The Landlord was represented at the hearing by D.K. and L.P., agents. The Tenant, D.K., and L.P. provided a solemn affirmation.

Preliminary Issue

During the hearing, the Tenant confirmed that two of the tenants listed in the Application are her minor children. Accordingly, pursuant to section 64(3) of the *Act*, I amend the Application to remove the Tenant's children as parties.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised on numerous occasions that there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

The parties agreed to settle this matter as follows:

1. The parties agree the Tenant will move into unit #35 at a date and time to be agreed upon between the parties. The timing of the move will depend on when remediation work in the Tenant's rental unit can proceed.
2. The Landlord agrees to assist the Tenant to move her personal belongings such as clothing and cutlery from the Tenant's rental unit to unit #35. Large items such as furniture and appliances will remain in the Tenant's rental unit.
3. The Landlord agrees to take steps through the contractor to ensure that items belonging to the Tenant that will remain in the Tenant's rental unit will be appropriately protected while the remediation work progresses.
4. The parties agree that any future concerns will be addressed promptly and amicably between the parties through clear and respectful communication.

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

Conclusion

I order the parties to comply with the terms of the settlement agreement set out 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: June 15, 2020

Residential Tenancy Branch