



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes RP, RR, LRE, PSF

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking the following relief:

- An order that the landlord make repairs to the rental unit or property;
- An order reducing rent for repairs or services or facilities required by the tenancy agreement or the law;
- An order limiting or setting conditions on the landlord's right to enter the rental unit; and
- An order that the landlord provide services or facilities required by the tenancy agreement or the law.

The tenant and an agent for the landlord company attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. The tenant withdraws the application for an order that the landlord make repairs to the rental unit or property;
2. The landlord will install a new lock on the entry door of the rental unit and provide the tenant with a key;
3. The landlord and the landlord's agents will not enter the rental unit without notice to the tenant in accordance with the law;
4. The tenant will have a monetary order in the amount of \$800.00 as full and final settlement of this dispute, and the tenant will be permitted to reduce rent until that sum is realized or may otherwise recover it.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter, and I so order.

Conclusion

For the reasons set out above, and by consent, I hereby order the landlord to install a new lock on the entry door of the rental unit and provide the tenant with a key.

I further order that the landlord's agents refrain from entering the rental unit without notice to the tenant in accordance with the law.

I hereby grant a monetary order in favour of the tenant as against the landlord pursuant to Section 67 of the Residential Tenancy Act in the amount of \$800.00, and I order that the tenant be permitted to reduce rent until that sum is realized, or may otherwise recover it.

This order is final and binding and may be enforced.

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: July 28, 2020

Residential Tenancy Branch