



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP, FFT

Introduction

This hearing was convened by way of conference call concerning an application made by the tenants seeking an order that the landlord make emergency repairs for health or safety reasons, and to recover the filing fee from the landlord for the cost of the application.

Both tenants and the landlord attended the hearing, and the landlord was accompanied by a witness, who did not take part in the proceeding.

During the course of the hearing the parties agreed to settle this dispute. The landlord will attend at the rental unit on July 31, 2020 at 6:00 p.m. and will put a dye in the toilet, or other place in the septic. If the dye shows up to indicate a leak in the septic lines, the landlord will retain the services of a professional to make repairs.

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.

Since the parties have settled this dispute, I decline to order that the tenants recover the filing fee from the landlord

Conclusion

I hereby order, by consent of the parties, that the landlord attend at the rental unit at 6:00 p.m. on July 31, 2020 to put dye into the septic system in the toilet or other place in the septic. If the dye shows up indicating a breakage, the landlord will retain the services of a professional to make the repairs.

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 30, 2020

Residential Tenancy Branch