



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OLC

### Introduction

This hearing was convened in response to an application by the Tenant for an order that the Landlord comply pursuant to section 62 of the *Residential Tenancy Act* (the “Act”).

Both Parties attended the conference call hearing and gave evidence under oath. During the Hearing the Parties reached a settlement agreement. 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. The Landlord clarified its mailing address set out in the Tenant’s application. Given this clarification I amend the Tenant’s application to set this address out more clearly.

### Background and Evidence

The Tenant states that the unit has many deficiencies and asks that the Landlord address these deficiencies that include an unworking fridge freezer, no hot water and mold in the unit. The Landlord states that it tried to enter the unit with notice shortly after the Tenant gave the Landlord its application but that the Tenant did not allow the entry.

### Settlement Agreement

**The Parties mutually agree as follows:**

- 1. The Landlord will, on this day, September 11, 2020 at 2:00 p.m., inspect the unit for deficiencies and will make repairs to any deficiencies as soon as possible;**
- 2. The Tenant will allow the Landlord to enter the unit at 2:00 p.m. today for the purpose of the inspection of the unit; and**
- 3. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Section 63 provides that if the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order. Given the mutual agreement reached during the Hearing, I find that the Parties have settled their dispute as recorded above. If the Landlord does not act as agreed the Tenant has leave to apply for compensation and an order for repairs.

#### Conclusion

The Parties have settled the dispute.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: September 11, 2020

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Residential Tenancy Branch