



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes RP PSF

Introduction

This hearing was reconvened from an adjourned hearing originally scheduled for October 16, 2020 to deal with the tenant's application pursuant to the *Residential Tenancy Act* ("the Act") for.

- an order to the landlord to make repairs to the rental unit pursuant to section 33;
- an order to the landlord to provide services or facilities required by law pursuant to section 65.

I had adjourned the matter in order to allow the landlord to resolve the issues raised in the tenant's application.

EH attended the reconvened hearing, and represented the landlord in this hearing. Both parties were given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses.

EH testified that as of the reconvened hearing date, the landlord has been unable to resolve the matter, but that they are currently working with the tenant to address the issue. The tenant confirmed that although he would like the matter resolved, he is satisfied with the efforts the current management company has made to work with him towards a resolution in this matter. The tenant agreed to withdraw his application, with leave to reapply in the future if the matter is not resolved in a timely manner. The landlord confirmed that they will continue working with the tenant to ensure he has access to heat in his rental unit. Accordingly, the tenant's application was withdrawn.

Conclusion

The landlord's agent confirmed that they will continue to work with the tenant towards a timely and satisfactory resolution of this matter. The tenant agreed to withdraw his application, with leave to reapply in the future if the matter remains unresolved. Liberty to reapply is not an extension of any applicable timelines.

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: October 23, 2020

Residential Tenancy Branch