



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MB&S VENTURES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes **LRE, FFT, LAT**

Introduction

This hearing dealt with an application by the tenant under the *Residential Tenancy Act* (the *Act*) for the following:

- An order to restrict or suspend the landlord's right of entry pursuant to section 70 and a lock change authorization pursuant to section 31;
- An order requiring the landlord to reimburse the tenant for the filing fee pursuant to section 72.

KM and SS attended for the landlord ("the landlord"). The tenant attended. The parties were given a full opportunity to be heard, to present affirmed testimony, make submissions, and call witnesses. The parties did not raise any issues regarding the service of evidence. The hearing process was explained, and each party had the opportunity to ask questions. The hearing lasted 37 minutes.

Before the conclusion of this hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise, and achieved a resolution of their dispute.

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties do so during the dispute resolution proceedings, the settlement may be recorded in the form of a Decision or an Order.

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a Decision:

The parties agreed as follows:

1. The landlord's right to view the unit with prospective purchasers for the building is restricted to two weekly periods between 12:00 PM and 4:00 PM on Wednesday and Saturday effective immediately;
2. The viewings must be scheduled on 24-hour notice by the landlord to the tenant;
3. All viewings must be spaced 1-hour apart;
4. The landlord must notify the tenant promptly of any cancellations;
5. The landlord will assure that all persons attending the viewings comply with government recommendations, law and protocol, specifically with respect to the wearing of masks;
6. The landlord may attend all viewings;
7. The landlord shall provide media representations of the unit to all prospective purchasers in advance of the viewing in order to reduce the number of viewings;
8. All communication between the parties shall be by text at the numbers provided by the parties at the hearing;

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

The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the *Act*. Should either party violate the terms of this agreement, the tenancy agreement or the *Act*, it is open to the other party to take steps under the *Act* for an appropriate remedy.

Conclusion

The tenant's application is settled by the parties on the above terms.

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: December 03, 2020

Residential Tenancy Branch