



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Promontory Ridge Estates LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      ERP, RP

### Introduction

Pursuant to section 58 of the Residential Tenancy Act (the Act), I was designated to hear an application regarding the above-noted tenancy. The tenants applied for:

- an order for emergency repairs, pursuant to section 33; and
- an order requiring the landlord to carry out repairs, pursuant to section 32.

Both parties attended the hearing. The landlord was represented by HH (the landlord) and BG. All were given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

At the outset of the hearing both parties affirmed they understand it is prohibited to record this hearing.

### Settlement

Pursuant to section 63 of the Act, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues listed in this application for dispute resolution:

1. The tenant will move out of unit \*\*0 by May 31, 2021 and can move to unit \*\*6 on this date [the unit numbers are on the cover page of this decision];
2. The Landlord will complete the renovation of unit \*\*0 by November 10, 2021 and when the renovation is completed the tenant can return to unit \*\*0;
3. The tenant will pay monthly rent in the amount of \$875.00 as of June 1, 2021;
4. Rent is due on the first day of the month and the tenant will pay rent on time.

Conclusion

As the parties have reached a settlement, I make no findings about the merits of this application.

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: May 10, 2021

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Residential Tenancy Branch