



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Code ERP

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, made on April 6, 2022. The Tenant applied for an order requiring the Landlord to make emergency repairs for health or safety reasons, pursuant to section 33 of the Residential Tenancy Act (the Act).

The Tenant attended the hearing and was assisted by JK, a legal advocate. The Tenant was also accompanied by a witness, MB, who did not participate in the hearing. The Landlord attended the hearing and was accompanied by a witness, DS, who did not participate in the hearing. The Tenant, MB, the Landlord, and DS provided a solemn affirmation at the beginning of the hearing.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

The dispute arose from the Tenant's claim that she has not had power to her kitchen, laundry room, and front entrance since about April 3, 2022.

The parties agreed to settle this matter as follows:

1. The Landlord agrees to have her spouse, an electrician, investigate the electrical system at the rental property by May 7, 2022, at 5:00 p.m.
2. The parties agree the purpose of the investigation is to determine the reason the Tenant does not have power to all of her rental unit, as described above, and to fix the issue.
3. The Tenant agrees to grant the Landlord and/or the Landlord's husband access to her rental unit for the purpose of the investigation.
4. The Landlord agrees to take immediate steps to repair the electrical system as soon as possible, either during or within a reasonable time after the investigation.

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

Conclusion

I order the parties to comply with the terms of the settlement agreement set out above.

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 5, 2022

Residential Tenancy Branch