



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPT FF

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, made on May 9, 2022. The Tenant applied for an order of possession and to recover the filing fee pursuant to the Residential Tenancy Act (the Act).

The Tenant and the Landlord attended the hearing and provided affirmed testimony. Specifically, the Tenant testified that he has had possession of the rental unit since May 20, 2022, but that he does not have a key to secure his belongings inside. The Landlord testified that the Tenant was notified when locks were changed that a replacement key is available at the Landlord's office, a one-minute walk away from the rental unit.

Considering the above testimony, I advised that I would not be granting an order of possession. The Tenant has possession of the rental unit. The Tenant's request for an order of possession is dismissed. However, the opportunity for settlement of the lock issue was discussed with the parties during the hearing.

The parties agreed as follows:

- 1. The Landlord agreed that a key to the Tenant's rental unit is available at the Landlord's office; and***
- 2. The Tenant agreed he will pick up the key to the rental unit.***

This settlement was reached in accordance with section 63 of the Act. As the outcome was achieved through negotiation, the Tenant's request to recover the filing fee is dismissed.

I order the parties to comply with the terms of the settlement agreement described 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: June 10, 2022

Residential Tenancy Branch