



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes DRI, CNR, OLC, MNDCT, RR, LRE, PSF, MNRT
CNR, OLC, MNDCT, LRE, PSF

Introduction

This hearing was convened by way of conference call concerning 2 applications made by the tenant as against 2 landlord companies for 1 rental unit. The first application of the tenant seeks the following relief:

- disputing a rent increase;
- an order cancelling a notice to end the tenancy for unpaid rent or utilities;
- an order that the landlord comply with the *Residential Tenancy Act*, regulation or tenancy agreement;
- a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement;
- an order reducing rent for repairs, services or facilities agreed upon but not provided;
- an order limiting or setting conditions on the landlord's right to enter the rental unit;
- an order that the landlord provide services or facilities required by the tenancy agreement or the law; and
- a monetary order for the cost of emergency repairs.

The second application of the tenant seeks:

- an order cancelling a notice to end the tenancy for unpaid rent or utilities;
- an order that the landlord comply with the *Act*, regulation or tenancy agreement;
- a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement;

- an order limiting or setting conditions on the landlord's right to enter the rental unit; and
- an order that the landlord provide services or facilities required by the tenancy agreement or the law.

The tenant and an agent for the landlord companies attended the hearing, during which the landlord's agent submitted that the tenant had incorrectly named the landlord's agent. However, the Style of Cause does not indicate a name of the landlord's agent, but names 2 companies. The Style of Cause has been amended on both files to show the corrected name of the landlord company, and the frontal page of this Decision reflects the amendment.

During the course of the hearing, the parties agreed to settle a portion of these disputes in the following terms:

1. the landlord will have an Order of Possession effective October 2, 2022 at 1:00 p.m. and the tenancy will end at that time;
2. the parties will participate in a move-out condition inspection and make a report thereof on October 2, 2022 at 1:00 p.m. without the necessity of the landlord providing the tenant with at least 2 opportunities to schedule the inspection.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

I alerted the parties that the Rules of Procedure specify that multiple applications contained in a single application must be related, and I found that the primary application deals with a notice to end the tenancy for unpaid rent. All other applications of the tenant are dismissed with leave to reapply.

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlord effective at 1:00 p.m. on October 2, 2022 and the tenancy will end at that time.

I further order, by consent that the parties participate in a move-out condition inspection and complete a report thereof on October 2, 2022 at 1:00 p.m. without the necessity of the landlord providing the tenant with at least 2 opportunities to schedule the inspection.

The balance of the tenant's application is hereby dismissed with leave to reapply.

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: September 26, 2022

Residential Tenancy Branch