



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 1876 & 1886 WEST BROADWAY LIMITED
PARTNERSHIP and [tenant name suppressed to protect privacy]

SETTLEMENT DECISION

Dispute Codes RR, RP, FFT

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution made on August 31, 2022. The Tenant applied for the following relief, pursuant to the Residential Tenancy Act (the Act):

- an order reducing rent for repairs, services or facilities agreed upon but not provided;
- an order that the Landlord make repairs to the unit, site, or property;
- an order granting recovery of the filing fee.

The Tenant attended the hearing on her own behalf. The Landlord was represented at the hearing by DS and RS, agents. All in attendance 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 that I could assist the parties to reach an agreement, which would be documented in my decision.

The parties agreed to settle this matter as follows:

1. On behalf of the Landlord, SD agreed she will immediately direct a handyman to attend the Tenant's rental unit to identify and block potential sites of rodent access.

2. On behalf of the Landlord, DS agreed she will immediately direct the pest control company retained by the Landlord to attend the rental property to identify and block potential sites of rodent access to the Tenant's rental unit and to the rental property.
3. The Landlord agrees that access to the Tenant's rental unit for the above work will be in accordance with section 29 of the Act.

This settlement agreement was reached in accordance with section 63 of the Act. As this outcome was achieved through negotiation, I decline to award recovery of the filing fee to the Tenant.

The Tenant remains at liberty to reapply for the relief sought if the Landlord does not complete the above work as agreed.

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: November 14, 2022

Residential Tenancy Branch