



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding METRO VANCOUVER HOUSING  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      ERP, FFT

### Introduction

This hearing was reconvened from a hearing on December 6, 2022 regarding the Tenant's application under the *Residential Tenancy Act* (the "Act") for:

- an order for the Landlord to make emergency repairs to the rental unit pursuant to section 33; and
- authorization to recover the filing fee for this application from the Landlord pursuant to section 72.

The Landlord's agents JH and NR, the Tenant, and the Tenant's witness HPS attended this reconvened hearing.

### Settlement

Pursuant to section 63 of the Act, an 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.

The parties agreed to the following final and binding settlement of the issues under dispute in this application:

1. The Tenant will submit a maintenance request form to the Landlord for the zone valve issue in the rental unit today, **December 12, 2022**.

2. The Landlord will send contractor(s) to investigate the zone valve issue on **Thursday, December 15, 2022** and the Tenant will allow the Landlord's agent(s) and contractor(s) access to the rental unit on that date.

The parties gave verbal affirmation at the hearing that they understood and agreed to the above terms as final, binding, and enforceable, which settle the issues raised on this application only.

### Conclusion

As the parties have reached a settlement, I make no factual findings about the merits of this application and make no order regarding the filing fee.

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: December 12, 2022

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Residential Tenancy Branch