



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes RR, RP, LRE, OLC, FFT

Introduction

This hearing was convened by way of conference call concerning an application made by the tenants seeking the following relief:

- an order reducing rent for repairs, services or facilities agreed upon but not provided;
- an order that the landlord make repairs to the rental unit or property;
- an order limiting or setting conditions on the landlord's right to enter the rental unit;
- an order that the landlord comply with the *Residential Tenancy Act*, regulation or tenancy agreement; and
- to recover the filing fee from the landlord for the cost of the application.

Two of the named tenants attended the hearing and represented the other named tenant. The landlord also attended with another person who acted as agent for the landlord.

During the course of the hearing the tenants withdrew the application for an order reducing rent for repairs, services or facilities agreed upon but not provided.

Also, during the course of the hearing the parties agreed to settle the balance of the dispute in the following terms:

1. the landlord will retain the services of a professional to assess and make repairs to the tub as soon as possible;
2. the landlord will comply with the *Residential Tenancy Act* and not enter the rental unit without giving the tenants at least 24 hours written notice which will indicate

the date, time and reason for entering, and will not give notice to inspect the rental unit more than once per month;

3. the parties agree that the landlord's agent may also attend with the landlord for the inspections and for the assessment of the tub.

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.

Since the parties have settled this dispute, I decline to order that the tenants recover the filing fee from the landlord.

Conclusion

For the reasons set out above, and by consent, I hereby order the landlord to retain the services of a professional to assess and make repairs to the tub as soon as possible.

I further order the landlord to comply with the *Act* by giving at least 24 hours written notice which indicates the date, time and reason for entering, which must be reasonable, and to not give a notice to inspect more than once per month.

I further order, by consent, that the landlord's agent may attend with the landlord for inspections and for assessment of the tub.

The tenants' application for an order reducing rent for repairs, services or facilities agreed upon but not provided is hereby dismissed as withdrawn.

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: February 28, 2023

Residential Tenancy Branch