



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP

Introduction

This hearing was convened as a result of the Tenants' Application for Dispute Resolution, made on March 15, 2023 (the "Application"). The Tenants applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order for emergency repairs;

The Tenants, the Tenants' Advocate M.K., and the Landlord attended the hearing at the appointed date and time. The parties confirmed service and receipt of their respective Application and documentary evidence packages. I find these documents sufficiently served pursuant to Section 71 of the *Act*.

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated on several occasions that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agreed that the Landlord will employ the services of a certified electrician to undertake the required inspection and to perform the necessary repairs to ensure that the rental unit has adequate electricity and baseboard heat.
2. The parties agreed that this work is to take place as soon as possible but no later than April 15, 2023.

3. The parties agreed that the Landlord may provide the Tenants with the notice of entry by text message once the appointment with the electrician is booked.
4. The Tenants agreed that this mutual agreement satisfies the Tenants' Application.

This settlement agreement was reached in accordance with section 63 of the *Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled 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: April 06, 2023

Residential Tenancy Branch