



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding LMP PROPERTY MANAGEMENT  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNC, RR, RP, LRE, OLC

### Introduction

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

- an order cancelling a notice to end the tenancy for cause;
- 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; and
- an order that the landlord comply with the *Residential Tenancy Act*, regulation or tenancy agreement.

The tenant and an agent for the landlord attended the hearing, and the tenant was accompanied by a Social Worker for support.

During the course of the hearing the parties agreed to settle this dispute in the following terms:

1. the landlord will have an Order of Possession effective at 1:00 p.m. on June 30, 2023 and the tenancy will end at that time.
2. the landlord will not enter the rental unit, or attempt to enter the rental unit unless the landlord gives no less than 24 hours written notice, which must include the date and time and the purpose for entry, unless the tenant gives permission at the time of entry.

The parties confirmed that this agreement was made on a voluntary basis and the parties understood the nature of it.

I advised the parties that the balance of the tenant's application is dismissed.

### Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective at 1:00 p.m. on June 30, 2023 and the tenancy will end at that time.

I hereby order the landlord to comply with Section 29 of the *Act* by refraining from entering the rental unit unless the landlord has given no less than 24 hours written notice, which must contain the date and time of entry and the purpose for entering, which must be reasonable.

The balance of the tenant's application is hereby dismissed.

This order is final and binding and may be enforced.

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: May 19, 2023

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Residential Tenancy Branch