



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

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

DECISION

Dispute Codes ERP, FFT

On May 8, 2023, the Tenant made an Application for Dispute Resolution seeking an Emergency Repair Order pursuant to Section 62 of the *Residential Tenancy Act* (the “Act”) and seeking to recover the filing fee pursuant to Section 72 of the *Act*.

This Application was originally set down for a hearing on May 30, 2023, at 9:30 AM and then was subsequently adjourned pursuant to my Interim Decision dated May 30, 2023. On that same day, this matter was set down to be heard on July 11, 2023, at 9:30 AM.

The Tenant attended the final, reconvened hearing, and H.L. attended the hearing as an agent for the Landlord. At the outset of the hearing, I explained to the parties that as the hearing was a teleconference, none of the parties could see each other, so to ensure an efficient, respectful hearing, this would rely on each party taking a turn to have their say. As such, when one party is talking, I asked that the other party not interrupt or respond unless prompted by myself. Furthermore, if a party had an issue with what had been said, they were advised to make a note of it and when it was their turn, they would have an opportunity to address these concerns. The parties were also informed that recording of the hearing was prohibited, and they were reminded to refrain from doing so. As well, all parties in attendance provided a solemn affirmation.

As the parties were on the verge of a settlement at the last hearing, this idea was brought up again. However, the Tenant advised that he would like to withdraw this Application as he had already come to a written agreement with the Landlord regarding this tenancy.

I find that the request to withdraw the Application in full does not prejudice the Landlord. Therefore, the request to withdraw the Application in full was granted. I note this Decision does not extend any applicable timelines under the *Act*.

Conclusion

The Tenant has withdrawn this Application in full.

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: July 11, 2023

Residential Tenancy Branch