



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

A matter regarding CLV GROUP
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes **MNDCT, RP, FFT**

Introduction

This hearing dealt with an application filed by the tenant pursuant the *Residential Tenancy Act* (the “Act”) for:

- A monetary order for damages or compensation pursuant section 67;
- An order for repairs to be made to the unit, site or property pursuant to section 32; and
- Authorization to recover the filing fee from the landlord pursuant to section 72.

The tenant attended the hearing, and the landlord was represented by an agent, D.A. and property manager, M.F.

Settlement Reached

Pursuant to section 63 of the *Act*, the 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. At the commencement of the hearing, the parties discussed the issues between them, turned their minds to compromise and achieved the following resolution of their dispute with the following terms:

1. The Landlord will extend right of first refusal to give the tenant, at the same rent, the first non-renovated one-bedroom unit that comes available.
2. The landlord will continue to give the tenant the right of first refusal for any subsequent unit, should the tenant decline the previously offered one-bedroom units.
3. The landlord will enhance the access to the laundry room by installing fob access so that nobody accesses the laundry room outside regularly scheduled hours.
4. The landlord agrees to compensate the tenant with a monetary order for \$1,000.00, inclusive of the filing fee. In accordance with the offsetting provisions of section 72, the tenant may reduce a single payment of rent due to the landlord by \$1,000.00.
5. The tenant’s application seeking repairs is dismissed with leave to reapply.

Both parties testified that they understood and agreed that the above terms are legal, final, binding and enforceable, which settle all aspects of this dispute. As the parties resolved matters by agreement, I make no findings of fact or law with respect to the application before me.

Conclusion

Pursuant to section 63 of the Act, this dispute was settled in the terms recorded 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: November 10, 2023

Residential Tenancy Branch