



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing

A matter regarding YELLO ON YATES and 819 YATES HOLDINGS LTD and
REALSTAR CORP
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes RP, OLC, FFT

Introduction

This hearing was scheduled to convene at 1:30 p.m. on July 5, 2024 concerning an application made by the tenant seeking an order that the landlord make repairs to the rental unit or property; 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.

The tenant and an agent for 2 of the named landlords attended the hearing; and the landlord's agent submitted that the 3rd named landlord is not a landlord but the name of the rental building.

At the commencement of the hearing, that parties agreed that prior to the scheduled hearing, a portion of the application for repairs had been settled and the tenant agreed to withdraw the application for an order that the landlord comply with the *Act*, regulation or tenancy agreement. The parties also agreed that the repair items in the application have mostly been accomplished, but the landlord is complying.

The tenant advised that there is no proof that all of the items on the list are not being complied with, or are sufficient or in compliance with building codes, and the parties agreed that the balance of the tenant's application should be dismissed with leave to reapply, and I so order.

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 it.

Since the parties have settled this dispute, I decline to order that the tenant recover the filing fee from the landlord for the cost of the application.

Conclusion

For the reasons set out above, the tenant's application for an order that the landlord make repairs to the rental unit or property is hereby dismissed with leave to reapply.

The tenant's application for an order that the landlord comply with the *Act*, regulation or tenancy agreement is hereby dismissed without leave to reapply, as withdrawn.

The tenant's application for recovery of the filing fee from the landlord is hereby dismissed without leave to reapply.

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 05, 2024

Residential Tenancy Branch