



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding WALL STREET HOLDINGS LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC PSF LRE

Introduction

This hearing dealt with the Tenant's Application for Dispute Resolution, received at the Residential Tenancy Branch on July 25, 2016 (the "Application").

The Tenant applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"): an order that the Landlord comply with the *Act*, regulations, or the tenancy agreement; an order compelling the Landlord to provide services or facilities required by law; and an order suspending or setting conditions on the Landlord's right to enter the rental unit.

The Tenant attended the hearing on his own behalf and was assisted by C.M. The Landlord was represented at the hearing by G.M. All parties giving evidence provided their solemn affirmation.

Settlement

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, which would be documented in my Decision.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The Landlord agrees to comply with section 29 of the *Act*, which sets out the circumstances in which a Landlord may enter a rental unit.
2. Both parties agree to comply with section 32 of the *Act*, which sets out the obligations of landlords and tenants with respect to maintenance and repairs.
3. The Landlord agrees to make repairs to the window and blinds in the Tenant's bedroom as soon as reasonably possible.

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

For the benefit of both parties, copies of sections 29 and 32 of the *Act* have been included with this Decision.

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: September 13, 2016

Residential Tenancy Branch