



Dispute Resolution Services

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION AND REASONS

Dispute Code

CNC

Introduction

This hearing dealt with the tenant's application to have a one month Notice to End Tenancy for cause set aside. The one month Notice to End Tenancy was served on March 11, 2009 by registered mail. The issue was that the tenant had put the landlord's property at significant risk and jeopardized the health or safety or lawful right and interest of another occupant or the landlord by the unsanitary condition of the rental unit.

At the start of the first hearing the tenant stated that he has brought the rental unit to the required standard of cleanliness but was unable to provide evidence in time for the scheduled hearing. As the landlord had not seen the rental unit since the last inspection the parties agreed to an adjournment of the hearing to allow for a current inspection.

The hearing was reconvened on May 22, 2009. The parties conducted an inspection of the rental unit on May 20, 2009. The landlord stated in the second hearing that he was satisfied that the rental unit was brought up to the minimum standard of health, safety and cleanliness that the one month Notice to End Tenancy was withdrawn.

Conclusion

I find that this tenancy has been reinstated by mutual agreement of the parties. The one month Notice to End Tenancy is set aside.

Dated May 22, 2009.

Dispute Resolution Officer