



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes CNC, FF

Introduction

This was an application by the tenant for an order to cancel the notice to end tenancy.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The Landlords will be issued an Order of Possession with a possession date of February 28, 2011. The Landlords agreed not to serve the Order of Possession and to continue the Tenancy with the Tenant if the following conditions are met:
 - a. The Tenant agrees to control the odour in his unit by immediately have the carpets in his unit professionally cleaned and deodorized. The Landlord will inspect the unit to determine if the odour in the Tenant's unit has been adequately controlled on December 1, 2010.
 - b. The Tenant agrees to monthly inspections of his unit for cleanliness and odour control by the Landlord on the 1st day of the month at 12:00 noon.
 - c. The Landlord and Tenant agree that the standard to which the unit is to be kept at will be determined by the results of the carpet cleaning and deodorizing and the photographs of the unit that the Tenant submitted in his evidence package dated November 9, 2010.
 - d. The Landlord's agent who has managed the building for 25 years will make the decision if the Tenant has maintained the unit to an acceptable standard.



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- e. If the Tenant has maintained the unit to an acceptable standard the Landlord agrees to continue with the tenancy and the Order of Possession will not be served on the Tenant.

As no further action is required on this file, the file is closed.