



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC

This hearing was convened in response to an application by the Tenant to cancel a Notice to End Tenancy for Cause.

Both Parties attended the conference call hearing. During the Hearing both Parties indicated their desire to reach an agreement to resolve the dispute and during the Hearing did reach a settlement agreement.

Settlement Agreement

Section 63 of the Act is set out as follows:

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.
- (2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order.

Given the authority under the Act, the Parties desire to settle their dispute during the proceedings, and agreement reached between the Parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a decision:

The Parties mutually agree as follows:

- 1. No pets will be allowed inside the Tenant's unit or the back and side yard of the house containing the Tenant's unit.**
- 2. A guest's pet may be allowed in the front area of the yard or side area of the driveway while a guest is visiting.**
- 3. Any feces left by a guest's pet will be removed by the Tenant.**

4. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.

Conclusion

The notice to end tenancy is set aside and the tenancy will continue as set out on the above mutually agreed upon terms.

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: January 17, 2012.

Residential Tenancy Branch