



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, OPC

### Introduction

This hearing was convened in response to applications by the tenant and the landlord.

The tenant's application is seeking orders as follows:

1. Cancel a notice to end tenancy for cause;
2. Money owed or compensation under the Act;
3. Suspend landlords right to enter the rental unit; and
4. To have the landlord comply with the Act.

The landlord's application is seeking orders as follows:

1. For an order of possession.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions at the hearing.

### Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

- 1) The tenant agreed he will maintain "reasonable health, cleanliness and sanitary standards" through the rental unit, this will include removing the household garbage at least once every three days.
- 2) The tenant agreed to open a window when cooking in the rental unit.
- 3) The tenant agreed to allow fresh air to circulate the rental unit by opening a window on a regularly basis.
- 4) The tenant agreed that on October 15, 2012, at 12:00pm (noon) the landlord is entitled to inspect the unit to ensure the tenant is maintaining "reasonable health, cleanliness and sanitary standards" through the rental unit. If the tenant is not there on October 15, 2012, the landlord will enter the unit for the scheduled

inspection. This inspection will occur every month, and the landlord is to provide the tenant with written notice of that inspection.

- 5) The landlord agreed that tenancy will continue on a month-to-month basis.

### Conclusion

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

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 26, 2012.

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Residential Tenancy Branch