



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC

Introduction

This hearing was convened by way of conference call in response to an application made by the landlord for an Order of Possession for cause.

An agent for the landlord society and the tenant attended the conference call hearing and the landlord was accompanied by an observer, who did not testify. The tenant was accompanied by a Case Worker who also did not testify.

During the course of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The notice to end tenancy dated August 23, 2012 is hereby cancelled and the tenancy will continue;
2. The tenant will not allow the tenant's friend, hereafter referred to as C.C., to enter into the rental unit or onto the residential property of the rental unit for the duration of the tenancy;
3. In the event that the tenant allows the tenant's friend, C.C. to enter into the rental unit or onto the residential property of the rental unit, the landlord will be at liberty to issue a notice to end tenancy based on a breach of a material term of the tenancy.

Conclusion

For the reasons set out above, the landlord's application is hereby dismissed without leave to reapply.

The notice to end tenancy dated August 23, 2012 is hereby cancelled and the tenancy continues.

The tenant is hereby ordered to disallow the tenant's friend, C.C. to enter into the rental unit or onto the residential property of the rental unit for the duration of the tenancy.

I further order that in the event that the tenant allows the tenant's friend, C.C. to enter into the rental unit or onto the residential property of the rental unit for the duration of the tenancy, the landlord will be at liberty to issue a notice to end tenancy for breach of a material term of the tenancy agreement.

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: November 02, 2012.

Residential Tenancy Branch