



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

RECORD OF SETTLEMENT

Dispute Codes CNC, OLC, FF

This hearing dealt with an application by the tenant for an order setting aside a notice to end the tenancy and an order compelling the landlord to comply with the Act. Both parties participated in the conference call hearing.

At the hearing the parties agreed to settle the matters at issue on the following terms:

- The landlord withdrew the notice to end tenancy and the tenant agreed to speak with J.J., the occupant who the landlord has alleged has caused multiple disturbances, to advise him that he needs to change his behaviour.
- The landlord is free to serve another notice to end tenancy should the tenant or occupants give him cause to do so.
- The landlord agreed that in the future, when he needs to do work in the yard or the exterior of the house, he will advise the tenants in advance that he will be working outside.

As the issues have been resolved, no further action is required and the file is closed.

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 23, 2012

Residential Tenancy Branch