



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNC

### Introduction

This hearing was convened as a result of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The tenant applied to cancel a 1 Month Notice to End Tenancy for Cause (the "1 Month Notice").

The tenant, counsel for the tenant, and the landlord attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

The tenant confirmed receiving the evidence package from the landlord and that they had the opportunity to review the evidence prior to the hearing. The tenant confirmed that he did not submit evidence in support of his application.

### Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The tenant agrees not to swear or yell at another tenant, guest, occupant or the landlord.
2. The tenant agrees to not stand near or directly in front of any other rental unit door.
3. The tenant shall spend very limited time in front of his window to avoid the perception of others that the tenant is staring at them.
4. The tenant agrees to limit his time in the hallways to entering and exiting his rental unit and will also avoid looking at others entering or exiting their respective rental units.
5. The tenant agrees to address any valid concerns with other tenants, guests or occupants in writing to the landlord.
6. The tenant will seek assistance with removing excess personal items from the rental unit **on or before Friday, May 17, 2013** to the satisfaction of the landlord.

7. The tenancy will continue until ended in accordance with the *Act*.
8. If the tenant fails to comply with any of the conditions #1 through #6 above, the landlord may issue another notice to end tenancy under the *Act*.

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

### Conclusion

I order the parties to comply with the terms of this settled agreement.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: May 09, 2013

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Residential Tenancy Branch