



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Churchill Property Corporation
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, OPC

Introduction:

The tenant has applied for an Order to cancel a Notice to End the Tenancy for Cause dated May 9, 2013 and the landlord has cross applied for an Order for Possession pursuant to the same Notice.

Facts:

A hearing was conducted in the presence of both parties. A tenancy began on February 7, 2013 with rent in the amount of \$ 870.00.

Settlement:

The parties settled this matter and have agreed that the tenancy shall continue upon the following terms and I have recorded that agreement pursuant to section 63(2) as follows:

- a. The tenant shall remove at least the equivalent of 20 banker's size boxes a month and shall not replace them with other items,
- b. The parties agree to take an inventory of the items stored in the unit prior to the commencement of the removal,
- c. The tenant agrees to remove items stored in the unit for recycling more frequently,
- d. The landlord has a right to inspect the unit periodically with prior notice,
- e. Ms. L. B. the tenant's spouse has a right to access and attend at the unit for the purpose of assisting in the removal and providing care to the tenant,

- f. The landlord will have a right to issue another Notice to End the Tenancy for Cause if after 3 months the tenant has not complied with this settlement by reducing the amount of storage accordingly, and
- g. The parties will deal with and communicate with each other respectfully.

Conclusion:

As a result of the settlement I have I have cancelled the Notice to End the Tenancy dated May 9, 2013 and. I have dismissed the landlord's application herein. There will not be any recovery of the filing fee to any party.

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: June 24, 2013

Residential Tenancy Branch