



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Park Royal Ventures Ltd
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC, FF

Introduction

This hearing was convened in response to an application by the Tenant pursuant to the *Residential Tenancy Act* for Orders as follows:

1. An Order cancelling a notice to end tenancy - Section 47;
2. An Order to recover the filing fee for this application - Section 72; and
3. An Order for recovery of the filing fee - Section 72.

Both Parties attended the conference call hearing. During the Hearing the Parties reached an agreement to resolve the dispute.

Settlement Agreement

Section 63 of the Act is set out as follows:

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.
- (2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order.

Given the authority under the Act, the Parties desire to settle their dispute during the proceedings, and agreement reached between the Parties during the proceedings, I find that the Parties have settled their dispute and the following records this settlement as a decision:

The Parties mutually agree as follows:

- 1. The Tenant will only attend the Landlord's office in an emergency and the Parties will conduct themselves in a reasonable manner;**
- 2. For all other complaints, questions or information the Tenant will communicate to the Landlord only in writing, by telephone or by email.**
- 3. The Tenant will provide to the Landlord, on a yearly basis, post-dated cheques for rent commencing September 2013;**
- 4. The tenancy will continue; and**
- 5. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Conclusion

The notice to end tenancy is set aside and the tenancy will continue as set out on the above mutually agreed upon terms.

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: August 19, 2013

Residential Tenancy Branch