



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Associated Property Management (2001) Ltd
and [tenant name suppressed to protect privacy]

AGREEMENT REACHED BETWEEN BOTH PARTIES

Dispute Codes CNL

Introduction

This matter dealt with an application by the tenants to cancel a Two Month Notice to End Tenancy for landlord's use of the property.

Through the course of the hearing I assisted the parties in coming to an agreement in settlement of the tenants' application. The Parties did not require me to make a decision in this matter but required me to record the agreement they mutually reached.

This agreement is as follows:

- The tenants agree that the landlord may access the unit between October 07, 2013 and October 11, 2013 and between October 14, 2013 and October 18, 2013 to replace windows and paint the unit. If contractors are unavailable for these two weeks then the landlord's agent will provide the tenants with an alternative two week period.
- The tenants agree to prepare the suite for October 07, 2013 by moving all furniture and personal belongings away from the walls and windows to allow the landlord's contractor's easy access.
- The landlord's agent agrees that the landlord will be responsible for moving and replacing any appliances that the landlord wants to paint behind.

- In the event the flooring is replaced the landlord's agent agrees that the landlord will provide the tenants with two weeks' notice for a one week period where contractors will enter the unit to replace flooring.
- The landlord's agent agrees to provide assistance to the tenants to move any heavy furniture if the flooring is replaced and to then replace this furniture after.
- The tenants agree to allow access to the landlord without further notices for the periods documented above with the exception of the flooring as documented above where the landlord's agent will provide two weeks advance notice.

Conclusion

Both Parties have reached an agreement during the hearing and this agreement has been recorded by the Arbitrator pursuant to section 62 of the *Act* in full, final and binding settlement of the tenants' application.

The Two Month Notice to End Tenancy is set aside. If the tenants fail to abide by this agreement the landlord is at liberty to issue the tenants with a further Two Month Notice to End Tenancy.

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: September 13, 2013

Residential Tenancy Branch