



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding GREATER VICTORIA HOUSING
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC

Introduction

This hearing dealt with the Tenant's Application for Dispute Resolution, seeking to cancel a one month Notice to End Tenancy for cause issued by the Landlord.

Both parties appeared at the hearing and the Tenant was assisted by an Advocate. The hearing process was explained and the participants were asked if they had any questions. All parties provided affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions to me.

Settlement Agreement

During the course of the hearing the parties came to a mutual agreement to resolve this dispute. Pursuant to section 63 of the Act, I am recording the settlement in the form of this decision. The Landlord and the Tenant agree as follows:

1. The Landlord agrees to withdraw the Notice to End Tenancy and the Tenant agrees he will:
 - a. Maintain reasonable health, cleanliness and sanitary conditions in the rental unit in accordance with section 32 of the Act;
 - b. Enter into and maintain a contract with the Advocate's Association that will assist the Tenant to maintain reasonable health, cleanliness and sanitary conditions in the rental unit;
 - c. Notify the Landlord of any bed bug infestations in the rental unit;
 - d. Cooperate with the Landlord if treatment for pest control is required in the rental unit; and
 - e. Not unreasonably disturb other occupants of the building with excessive noise or yelling.

The Tenant acknowledged he had received a warning letter for a noise disturbance from the Landlord. The Agent for the Landlord reminded the Tenant that many people in the building were not awake at 5:00 a.m. in the morning and he should not unreasonably disturb other occupants after 11:00 p.m. in the evening or early in the morning.

The parties are commended for reaching an agreement to resolve this dispute.

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 Act.

Dated: January 27, 2014

Residential Tenancy Branch

