



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Fraser Marine Drive Holdings Inc.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR

Introduction:

The tenant has applied for an Order to cancel a Notice to End the Tenancy for Cause dated January 14, 2014. Both parties attended the teleconference hearing.

Facts:

A tenancy began on May 1, 2011 with rent in the amount of \$ 725.00. The landlord alleged that the tenant was permitting uninvited guests into the building who were a security risk and caused damage.

Settlement:

The parties settled this matter and have agreed that the tenancy shall continue and I have recorded that agreement pursuant to section 63(2) and in the context of section 47 (L) of the Act, I Order the following:

- a. The tenant shall not permit anyone other than a lawful, reasonable number of guests to have access to the building or his unit,
- b. The tenant will not permit his unit to be used by anyone other than a lawful, reasonable number of guests,
- c. The tenant will not leave any locked security doors partly open enabling anyone to access the building, and
- d. The tenant will be respectful and courteous to all other tenants.

Conclusion:

As a result of the settlement, I have I have cancelled the Notice to End the Tenancy dated January 14, 2014. There will not be any recovery of the filing fee.

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: March 03, 2014

Residential Tenancy Branch

