



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding RAINCITY HOUSING AND SUPPORT SOCIETY  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNC, OPC

### Introduction:

The tenant has allowed the room he rents from the landlord, to become severely overloaded. The room has become functionally unusable and is a health and safety hazard. Pests have infested the premises. Some clean up has occurred, but further clean up is required before pest control can attend to infestation issues present in the premises.

On February 25, 2014, the landlord issued a Notice to End the Tenancy, which the tenant has disputed. It has however, been through this threat of eviction that the tenant has become motivated and able to begin to take remedial steps. Discussions began between the parties to resolve this dispute, and at the hearing a comprehensive settlement was reached, which was approved by the landlord's agent and the tenant, with assistance and helpful input from the tenant's advocate.

### Settlement:

It was agreed by both parties that:

1. An Order of Possession effective May 10, 2014, shall be issued to landlord;
2. The tenant shall take further steps to improve the condition of his suite, and these steps shall include the further removal of belongings. These steps shall achieve a result that complies with and satisfies the requirements of a written plan entitled: "Plan to reduce and organize the personal belongings of PM, [address suppressed to protect privacy] Jan 30 2014".
3. If the tenant has successfully satisfied the measures required in this Plan prior to May 10, 2014, the landlord will take no steps to enforce the Order of Possession that is issued, effectively voiding the Order. In that event the tenancy is reinstated, and shall continue.
4. If the tenant fails to satisfy the measures prior to May 10, 2014, the tenancy shall end, and the Order remains enforceable and may be served upon the tenant by the landlord.

By virtue of my authority in section 63(2) of the Residential Tenancy Act, I hereby ratify and confirm this settlement, and I order that it be binding upon both parties. The Order of Possession is enclosed to the landlord.

This settlement 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: April 10, 2014

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Residential Tenancy Branch

