



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNC, RP, FF, O

### Introduction

This matter dealt with an application by the Tenant for an order to cancel a Notice to End Tenancy for Causes, to make repairs to the unit, site or property, to recover the filing fee and for other considerations.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the Landlord and the Tenant agreed to re-estate and continue the tenancy as indicated in the tenancy agreement on the following conditions:
  - the Tenant agrees to de-clutter and clean the rental unit for the Landlord's inspection on June 30, 2014.
  - the Tenant agrees to remove all boxes, paper and debris from the kitchen, living room, computer area, main and 2<sup>nd</sup> bedrooms and the storage area under the stairs.
  - the Tenant agrees the kitchen counters and floors will be clear of debris except items that are normal kitchen appliances and kitchen items.
  - the Tenant agrees the living room will be clear of all boxes and papers and only normal living room items will be in the living room on inspection.

- the Tenant agrees the computer area will be clear of boxes and paper and the counter top will only have computer related items on it.
- the Tenant agrees the 2 bedrooms will be clear of boxes, paper and clear to walk around and use as a normal bedroom. The Landlord agrees to the storage of exercise equipment in the second bedroom.
- the Tenant agrees to clear and clean the main bedroom.
- the Tenant agrees to clear the area under the stairs out so that the Landlord can gain access if required to do so.
- the Tenant agrees to clean the front yard of debris.
- Both parties agree the Landlord will receive an Order of Possession effective June 30, 2014 at 1:00p.m. and the Landlord will only serve this order on the Tenant if the Tenant has not de-cluttered and cleaned the rental unit as agreed to above.

2. The Landlord will receive an Order of Possession with and effective vacancy date of June 30, 2014 at 1:00p.m.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenant agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties have agreed to continue the tenancy on the above conditions.

The Landlord has received an Order of Possession with an effective vacancy date of June 30, 2014 which is only to be served if the Tenant does not meet the above conditions.

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: June 03, 2014

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Residential Tenancy Branch

