



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Kamloops Native Housing Society  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MT, CNC

### Introduction

This hearing was convened by way of conference call concerning an application made by the tenant for more time to dispute a notice to end tenancy than set out in the *Act*, and for an order cancelling a notice to end tenancy for cause.

The tenant and an agent assisting the tenant attended the call, and the named landlord attended who also represented the landlord society.

During the course of the hearing the parties agreed to settle this dispute on the following conditions:

1. The tenant will pay to the landlords the arrears of rent for June and July, 2014 in full in the amount of \$514.00 by way of money order by August 5, 2014;
2. The tenant will pay to the landlords rent for the month of August, 2014 in the amount of \$257.00 by way of automatic debit on August 5, 2014;
3. The tenant will clean up the property by August 15, 2014, which includes ensuring that all extra debris in the yard is removed, the deck is cleaned up, and the tenant will comply with the tenancy agreement by ensuring that no more than 2 vehicles are parked in the yard and must be insured;
4. The tenant will take steps by August 1, 2014 to have the electricity turned back on;
5. The landlord will inspect the rental unit on August 18, 2014 at 2:00 p.m. without the necessity of providing the tenant with any further notice of such inspection;
6. If the electricity has not been turned back on by August 18, 2014, the tenant will provide the landlord with evidence of having taken steps by August 1, 2014 to have the electricity turned on;
7. The notice to end tenancy issued on May 7, 2014 is hereby cancelled and the tenancy continues;

8. The landlord will cancel the hearing which has not yet been scheduled respecting a notice to end tenancy for unpaid rent under file number 539676;
9. If the tenant fails to comply with any of the conditions listed above, the landlord will be at liberty to end the tenancy in accordance with the *Residential Tenancy Act*.

### Conclusion

I hereby order the parties to comply with the settlement agreement set out above, and the notice to end tenancy is hereby cancelled.

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: July 31, 2014

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Residential Tenancy Branch

