



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ODD FELLOWS LOW RENTAL HOUSING SOCIETY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC O FF

Introduction

This hearing dealt with an Application for Dispute Resolution filed on May 26, 2014, by the Tenant to cancel a Notice to end tenancy for cause, for other reasons, and to recover the cost of the filing fee from the Landlords for this application.

The parties appeared at the scheduled teleconference hearing, gave affirmed testimony, and confirmed receipt of evidence served by the other. At the outset of the hearing I explained how the hearing would proceed and the expectations for conduct during the hearing, in accordance with the Rules of Procedure. Each party was provided an opportunity to ask questions about the process however, each declined and acknowledged that they understood how the conference would proceed.

Issue(s) to be Decided

Have the parties agreed to settle these matters?

Background and Evidence

During the course of these proceedings the parties agreed to settle these matters.

The Tenant testified that she understood that if the Landlord verifies that she fails to comply with any portion of the settlement agreement, as listed below, the record of these events would form part of the Landlord's case should it again come before an Arbitrator for consideration.

Analysis

Pursuant to section 63 of the Act, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

During the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute on the following terms:

- 1) The Landlord agreed to withdraw the 1 Month Notice issued for cause on May 15, 2014;
- 2) The Tenant agreed to withdraw her application for Dispute Resolution filed on May 26, 2014;
- 3) The Tenant agreed to have her rental unit prepared for pest control bed bug treatment, in accordance with the 5 points listed on the IPM Bedbug Treatment Preparations sheet provided in evidence, no later than 12:00 noon on Monday July 21, 2014;
- 4) The Tenant agreed to comply with all future pest control treatment schedules and will ensure that her rental unit is prepared in advance of any scheduled treatment and in accordance with the pest control treatment preparation sheets provided by the Landlord;
- 5) If at any time the Tenant is not able to prepare her unit within the required timeframe, she agreed to inform the Landlord, as soon as possible and prior to the scheduled treatment date; and
- 6) If unable to prepare her unit, the Tenant agreed to seek assistance from community resources in order to be prepared for the scheduled pest control treatment date.

Conclusion

The parties mutually agreed to settle these matters.

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 17, 2014

Residential Tenancy Branch

