



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, OPR, MNR, OLC, AAT, FF

Introduction and Issues to be Decided:

The tenants have applied to cancel a Notice to End Tenancy for Non-Payment of Rent dated October 4, 2014 with an effective date of October 09, 2014. The landlord has applied for an Order for Possession and Monetary Order for loss of rent based the aforementioned Notice to End the Tenancy for Cause. All parties attended the hearing.

Settlement:

The parties agreed settle this matter and they have asked that I record the terms pursuant to section 63(2) as follows:

- a. The parties agree that the tenancy will continue,
- b. The tenants agree that they shall pay their rent on the 4th of every month by email deposit,
- c. The parties agree that the tenants are permitted guests but that each guest is not permitted to stay beyond 15 consecutive days per guest,
- d. The landlord agree to contract a professional heating technician to investigate and repair heating of the tenants' unit,
- e. The landlord agrees that he utilities specified in the tenancy agreement are to be included in the rent without any extra charges, and
- f. The landlord agrees to permit the tenants to have access to laundry on Sundays from 8:00 AM to 9:00 PM.

Conclusion:

As a result of the settlement I cancelled the Notice to End Tenancy for Non-Payment of Rent dated October 4, 2014 with an effective date of October 09, 2014. The tenancy shall continue governed by the Act, the tenancy agreement and this decision. There shall be no order with respect to reimbursement of the cost of the filing fee to either party. I have dismissed all other applications.

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: November 18, 2014

Residential Tenancy Branch

