



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

AAA matter regarding Dogwood Holdings  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      CNC

### Introduction

This hearing dealt with the tenants' Application for Dispute Resolution seeking to cancel a notice to end tenancy.

The hearing was conducted via teleconference and was attended by both tenants and two agents for the landlord.

During the hearing, the landlord verbally requested an order of possession should the tenants be unsuccessful in their Application.

### Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to cancel a 1 Month Notice to End Tenancy for Cause, pursuant to Section 47 of the *Residential Tenancy Act (Act)*.

If the tenants are unsuccessful in their Application seeking to cancel the 1 Month Notice to End Tenancy for Cause it must be decided if the landlord is entitled to an order of possession, pursuant to Section 55 of the *Act*.

### Background and Evidence

During the hearing the parties reached the following settlement regarding the period of time of 6 months from the date of this hearing (December 11, 2014 to June 11, 2015):

- The tenants agree to not cause disturbances to other tenants in the residential property;
- The landlord agrees to contact and discuss with the tenants any complaints they receive regarding disturbances caused by these tenants; and
- The tenants agree that should they cause any **significant** disturbances during the next 6 months, they will vacate the rental unit.

Conclusion

In support of this settlement and with agreement by both parties I grant the landlord an order of possession effective **two days after service on the tenants, only if the tenants have failed to comply with the above noted settlement.** This order must be served on the tenants. If the tenants fail to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

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: December 11, 2014

---

Residential Tenancy Branch

