



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding # 330127 BC Ltd and Dave Ponar
and [tenant name suppressed to protect privacy]

DECISION

Codes: CNC, RP, AS, O

Introduction:

The tenant applied pursuant to section 47 of the Residential Tenancy Act to cancel a Notice of End a Residential Tenancy for cause dated October 30, 2014, for an order for repairs and an order to permit the tenant to sublet and assign the tenancy. Both parties attended the teleconference hearing.

Facts:

A tenancy began on November 1, 2014 with rent in the amount of \$ 660.00 The landlord alleged that the tenant was permitting a prohibited guest CW to stay with her, allowing other guests and late night visitors who caused disturbances and damage. The tenant denied most of the facts but admitted that CW a former and evicted tenant, was staying with her periodically.

Settlement:

The parties settled this matter and have agreed that the tenancy shall continue and I have recorded that agreement pursuant to section 63(2) and in the context of section 47 (h) of the Act, I Order the following:

- a. The tenant shall not permit CW to stay over night in her unit, and
- b. The tenant will be of good behaviour and not disturb other tenants.

Conclusion:

As a result of the settlement I have cancelled the Notice to End the Tenancy dated October 30, 2014. The tenancy is confirmed. There will not be any recovery of the filing fee. I have dismissed with leave to reapply all of the tenant's 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: December 15, 2014

Residential Tenancy Branch

