



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

RECORD OF SETTLEMENT

Dispute Codes CNC, FF

This hearing was convened to address a claim by the tenants for an order setting aside a notice to end this tenancy. At the hearing, the parties agreed to resolve the matters at issue on the following terms:

- The tenancy will end on March 31, 2015;
- The tenants will ensure that the 3 stables which they have previously been using are emptied and cleaned by December 31 and will not keep any animals other than horses in the stables which they are authorized to use;
- The tenants will clean the concrete walkway around the paddocks and the landlord will repair the paddock fence to ensure that the tenants' sheep do not enter that area;
- By December 31 the tenants will clean the common area in front of the stables and will remove their poultry from this area, clipping the wings of the geese. The tenants will store nothing but hay and minimal tools in this area;
- The landlord agrees that the tenants will keep 2 dogs inside the cottage and one dog outside;
- A poster placed on the property by the tenants will remain and the tenants will ensure that the poster does not have images;
- The landlords can communicate with the tenants either by sending documents via registered mail to the address for service provided by the tenants on their application for dispute resolution or by posting documents to the door of the cottage; and
- The tenants will change their mailing address with their contacts and will return the Canada Post box key to the landlords by December 31.

As the parties have resolved the matters at issue, no further action by the Residential Tenancy Branch is required and the file is closed.

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 02, 2014

Residential Tenancy Branch

