



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, FF

Introduction:

The tenants applied for an Order to cancel a one month Notice to End the Tenancy for cause dated January 31, 2015.

Facts:

A hearing was conducted in the presence of both parties. A tenancy began on June 1, 2103 with rent in the amount of \$ 1,300.00 due in advance on the first day of each month. The landlord alleged the tenants breached a material term of the tenancy and put his property at risk.

Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) as follows:

- a. The parties agree that the tenancy is continued,
- b. The parties agree to treat and communicate with each other with mutual respect, throughout the remainder of the tenancy,
- c. The parties agree that the inspection and maintenance of the fire place shall be the exclusive responsibility of the landlord, and that any conflicting term in their tenancy agreement is void, and
- d. The tenants agree to cooperate with any fire place inspection.

Conclusion:

As a result of the settlement I have cancelled the Notice to End the Tenancy dated January 31, 2015 with an effective date of February 28, 2015. The tenancy is continued but subject to the aforementioned terms of settlement. There will not be any recovery of the filing fee.

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: March 03, 2015

Residential Tenancy Branch

