



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, FF

Introduction

The tenant applies to cancel a one month Notice to End Tenancy dated February 23, 2015. The Notice alleges that the tenant or person permitted on the property by him has significantly interfered with or unreasonably disturbed another occupant or the landlord.

The parties were able to reach a resolution of this matter at hearing.

The tenant denies that he has been the cause of any noise disturbance but has decided to move.

It is agreed that this tenancy will end on April 30, 2015 and the landlord will have an order of possession for one o'clock on that date.

It is agreed that until then the tenant will not permit any unreasonable noise to be created from his rental unit and he agrees specifically that he will refrain from causing or permitting any loud noise in the rental unit between the hours of 9:00 o'clock in the evening and 8:00 o'clock in the morning.

The tenant agrees that in the event of any noise complaint, the landlord is permitted to have the resident manager attend at the tenant's suite and confirm whether or not the tenant is home.

The tenant agrees that the landlord is free to inspect the suite or show it to prospective tenants on lawful notice being given.

If the tenant wishes to relocate prior to April 30, 2015, it is his responsibility to negotiate any earlier end of tenancy date with the landlord.

The parties agree to split the \$50.00 filing fee for this application. The tenant may reduce his April rent by \$25.00 in full satisfaction of the settlement of the fee.

I commend the parties for their efforts in resolving this dispute.

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 26, 2015

Residential Tenancy Branch

