



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

CNC

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to cancel a 1 Month Notice to End Tenancy for Cause, issued on March 5, 2015 (the "Notice").

Both parties appeared. During the hearing the parties agreed to settle this matter, on the following conditions:

- 1) The landlord will attend the tenant's rental unit on Thursday April 16, 2015, at 4:00 pm, to inspect the rental unit and provide recommendations to the tenant;
- 2) The landlord will attend the tenant's rental unit on Thursday April 23, 2015, at 4:00 pm to further inspect the rental unit to ensure the tenant is maintaining "reasonable health, cleanliness and sanitary standards" throughout the rental unit as required by section 32(2) of the Act.

Should the tenant fail to comply with the settlement agreement, the landlord is at liberty to issue a new 1 Month Notice to End Tenancy for Cause as discussed at the hearing. I find that either party is entitled to present any evidence at a future hearing, which predates this decision as I have not considered or made finding on any of the evidence submitted for this hearing.

In light of the settlement agreement, I order the Notice issued on March 5, 2015, cancelled. The notice has no force or effect.

Conclusion

The Notice issued on March 5, 2015, is cancelled by settlement agreement.

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: April 15, 2015

Residential Tenancy Branch

