



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, RP

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant for an order cancelling a notice to end the tenancy for cause and for an order that the landlord make repairs to the unit, site or property.

The tenant and the landlord attended the hearing.

During the course of the hearing the parties agreed to settle this dispute in the following terms:

1. The 1 Month Notice to End Tenancy for Cause dated August 21, 2015 is cancelled and the tenancy continues;
2. The parties will sign a tenancy agreement which will include a provision that there is a 2 vehicle limit for the tenant to keep on the rental property, all vehicles must be properly licensed or have storage insurance, and the tenant will not conduct any overhauling or body work on vehicles on the rental property;
3. The tenant will remove the uninsured van by November 27, 2015 from the rental property;
4. The tenant will remove the camper to another location within the tenant's yard ensuring that access to or from the tenant's yard is not obstructed, or will remove it from the property, by November 27, 2015;
5. The landlord will ensure that the furnace in the rental unit is repaired by November 3, 2015;
6. The tenant will ensure that there are no obstacles or debris or items that will in any way block or obstruct access to the furnace by the repair/installation technician;
7. The tenant will allow the landlord entry to inspect for any blockage or obstruction prior to the repair/installation technician arriving on site to replace the furnace.

Conclusion

For the reasons set out above, the 1 Month Notice to End Tenancy for Cause dated August 21, 2015 is hereby cancelled and the tenancy continues.

I hereby order the parties to comply with the settlement agreement specified above.

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: October 28, 2015

Residential Tenancy Branch

