



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CRAFT PROPERTIES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC, FF

Introduction

This hearing was convened in relation to the tenant's application pursuant to the *Residential Tenancy Act* (the Act) for:

- cancellation of the landlord's 1 Month Notice to End Tenancy for Cause (the 1 Month Notice) pursuant to section 47; and
- authorization to recover her filing fee for this application from the landlord pursuant to section 72.

The tenant and the landlord's agent appeared. The landlord's agent is the property manager for the rental unit. Neither party raised any issues with service.

The parties were able to reach an agreement under which the tenancy would continue.

Analysis

Pursuant to section 63 of the Act, an arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

During this hearing, the parties reached an agreement to settle this under the following final and binding terms:

1. The tenant agreed to withdraw her application.
2. The landlord agreed to withdraw the 1 Month Notice.
3. The landlord agreed to waive the \$500.00 fine.

4. The tenant acknowledged that vehicles are not permitted to park in the fire lane.
5. The tenant agreed that neither she nor persons she permits on the residential property will park in the fire lane in the future.

The tenant and agent each stated that they understood the terms of this agreement. The agent confirmed she had authority to bind the landlord. The parties agreed that these particulars comprise the full and final settlement of all aspects of this dispute for both parties.

Conclusion

The tenant's application is withdrawn. The landlord's 1 Month Notice is cancelled. The tenancy will continue until it is ended in accordance with the Act.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under subsection 9.1(1) of the Act.

Dated: October 19, 2015

Residential Tenancy Branch

