



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC

### Introduction:

The tenants applied for an Order to cancel a Notice to End the Tenancy for Cause dated August 19, 2015. All parties were represented at the conference call hearing.

### Facts:

A tenancy began on November 1, 2014 with rent in the amount of \$ 3,000.00 due in advance on the first day of each month. The tenants paid a security and pet deposit amounting to \$ 2,550.00 on September 26, 2014.

### Settlement:

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

- a. The landlord will be permitted to show the interior and exterior of the unit to all prospective purchasers without prior notice every Wednesday from 11:00 AM to 1:00 PM,
- b. The landlord will be permitted to show the exterior of the unit to all prospective purchasers without prior notice every Sunday from 2:00 PM to 3:00 PM, and
- c. The landlord will be permitted to show the interior and exterior of the unit to all prospective purchasers with 24 hours prior written notice to the tenants (which can be by way of email to JM), provided that the landlord has and forwards to the tenants a copy of a signed offer to purchase with a condition "subject to viewing the property".

Conclusion:

As a result of the settlement I have cancelled the Notice to End the Tenancy dated August 19, 2015. The tenancy is confirmed. There will not be any recovery of the filing fee as it was not part of the settlement.

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 26, 2015

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Residential Tenancy Branch

