



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, MNDC, FF

Introduction:

The tenants applied for an Order to cancel a Notice to End the Tenancy for Cause dated October 15, 2015 as well as an application for a monetary Order for damage to their door and window. Both parties attended the teleconference hearing.

Preliminary Matter:

The tenants indicated several matters of dispute on their application and confirmed that the main issue to deal with during this proceeding is the Notice to End Tenancy. For disputes to be combined on an application they must be related. Not all the claims on this application are sufficiently related to the main issue to be dealt with together. Therefore, I only dealt with the tenants' request to set aside or cancel the Notice to End Tenancy for Cause and I dismissed the balance of the tenants' claim with liberty to re-apply.

Facts:

A tenancy began on November 1, 2011 with rent in the amount of \$ 217.00. The landlord alleged that the tenants' satellite dish was in a location that interfered with snow removal and that their yard needed to be cleaned up.

Settlement:

The parties settled this matter and have agreed that the tenancy shall continue and I have recorded that agreement pursuant to section 56(2) of the Act:

- a. The tenants shall retain the services of a satellite dish technician at their expense and shall work together with the landlord in an attempt to relocate the satellite dish to a mutually convenient position,
- b. The tenants shall use their best efforts to clean up their yard, and
- c. The parties will treat each other with courtesy and respect for the remainder of the tenancy.

Conclusion:

As a result of the settlement, I have I have cancelled the Notice to End the Tenancy dated October 15, 2015. I have dismissed with leave to reapply the balance of the tenants' applications. There will not be any recovery of the filing fee.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Manufactured Home Park Tenancy Act*.

Dated: January 12, 2016

Residential Tenancy Branch

