



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding DELANEY PROPERTIES LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNC, O

### Introduction

This hearing convened as a result of a Tenant's Application for Dispute Resolution wherein she sought to cancel a 1 Month Notice to End Tenancy for Cause issued May 30, 2016 (the "Notice").

Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

The parties agreed that all evidence that each party provided had been exchanged. No issues with respect to service or delivery of documents or evidence were raised.

During the hearing the parties resolved all matters by mutual agreement. Pursuant to *Rule 8.4* of the *Residential Tenancy Branch Rules of Procedure* and section 63 of the *Residential Tenancy Act*, I record their agreement in this my Decision. I make no findings of fact or law in relation to the parties' claims.

### Settlement

1. The Landlord agrees to withdraw the Notice.
2. The Tenant agrees that father of her children, B.M., shall not be permitted on the rental property or in the rental unit.
3. The Tenant agrees that the rental unit is non-smoking.

4. The Landlord will, by no later than Friday July 15, 2016, attend the rental property for the purposes of addressing the fence constructed by the renter, H.S., in the common back yard area of the rental building.

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: July 12, 2016

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Residential Tenancy Branch