



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding THE KETTLE FRIENDSHIP SOCIETY  
and [tenant name suppressed to protect privacy]

## **DECISION**

### Dispute Codes

CNC LAT LRE MNSD O

### Introduction

This hearing dealt with the Tenant's Application for Dispute Resolution, dated August 15, 2016 (the "Application"). The Tenant applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"):

- an order cancelling a 1 Month Notice to End Tenancy for Cause, dated August 5, 2016 (the "1 Month Notice");
- an order authorizing the Tenant to change the locks on the rental unit;
- an order suspending or setting conditions on the Landlord's right to enter the rental unit;
- an order for the return of the security deposit or pet damage deposit paid by the Tenant; and
- other unspecified relief.

The Landlord was represented at the hearing by R.S. The Tenant attended the hearing on his own behalf and was assisted by J.G., an advocate. Both the Landlord's agent and the Tenant provided solemn affirmations.

### Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

During the hearing, the parties agreed to settle the Tenant's claim as follows:

1. The Landlord agrees to withdraw the 1 Month Notice;
2. The Tenant agrees to participate in the following groups in an effort to learn better communication skills and improve his behaviour:
  - a. Youth Mindfulness Group – Robert Lee YMCA,
  - b. Anger Management Men's Group – The Salvation Army, and
  - c. Connections – Open Door Group;
3. The Tenant agrees not to damage the rental unit or property;
4. The parties agree the Landlord is entitled to access the rental unit in accordance with section 29 of the *Act*;
5. Upon completing any condition inspection of the rental unit, the Tenant will be provided with a copy of any report or notes made; and
6. The Tenant agrees to withdraw his Application as part of this mutually agreed settlement.

This settlement agreement was reached in accordance with section 63 of the *Act*.

### Conclusion

I order the parties to comply with the terms of their mutually settled agreement described 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 11, 2016

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Residential Tenancy Branch

