



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, SS, O

Introduction

This hearing convened as a result of a Tenants' Application for Dispute Resolution wherein the Tenants sought to cancel a 1 Month Notice to End Tenancy for Cause issued on September 21, 2016, for an Order for substituted service pursuant to section 71 of the *Residential Tenancy Act* and for other, unspecified relief.

The Tenants, the Landlord and a witness on behalf of the Landlord called into 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.

During the hearing the parties resolved matters by mutual agreement. The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*. As the parties resolved matters by agreement I make no findings of fact or law with respect to their relative positions. The terms of their settlement follow.

Settlement and Conclusion

1. The Landlord shall withdraw the 1 Month Notice to End Tenancy for Cause issued on September 21, 2016.
2. By no later than 3:00 p.m. on December 11, 2016, the Tenants shall clean the interior of the rental property as well as the surrounding grounds to a reasonable standard as required by section 32 of the *Residential Tenancy Act* and *Residential Tenancy Policy Guideline 1*.

<http://www2.gov.bc.ca/assets/gov/housing-and-tenancy/residential-tenancies/policy-guidelines/gl01.pdf>

3. The Landlord shall inspect the interior and exterior of the rental property at 3:00 p.m. on December 11, 2016 and shall, if necessary, take photos of the interior and exterior of the property.
4. Should the rental property not be cleaned to a reasonable standard, the Landlord may issue a further 1 Month Notice to End Tenancy for Cause at that time.

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: November 24, 2016

Residential Tenancy Branch