



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding GALATIA INC
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC

This hearing dealt with the tenants' application pursuant to s. 47(4) of the *Residential Tenancy Act* (the "Act") for cancellation of the landlord's 1 Month Notice to End Tenancy for Cause dated October 25, 2016 (the "1 Month Notice").

Both tenants and two property managers attended the hearing. The hearing process was explained and the participants were asked if they had any questions.

Also at the outset of the hearing I advised the parties of their option to have me assist in mediating an agreement with respect to this tenancy. I further advised that any agreement would be documented in my decision pursuant to section 63 of the Act. It was made clear to the parties that there is no obligation to resolve the dispute through settlement.

Settlement

Over the course of the hearing, the parties reached an agreement to settle this matter on the terms set out below. Accordingly, I have made no findings of fact with respect to the allegations relied upon by the landlord in its 1 Month Notice.

1. The landlord withdraws the 1 Month Notice dated October 25, 2016.
2. The tenants withdraw their application to dispute the landlord's 1 Month Notice dated November 7, 2016.
3. The tenants agree to maintain reasonable health, cleanliness, and sanitary standards throughout the rental unit in accordance with s. 32 of the Act, and, in particular, agree to:
 - a. keep the rental unit, including the balcony, clear of excess clutter;
 - b. regularly clean and empty the cat litter, garbage, and recycling;

- c. not leave any garbage, recycling, cat litter, or clutter on the balcony; and
 - d. not mark the walls and floors of the unit.
4. The landlords will conduct periodic inspections of the rental unit in accordance with s. 29(1)(b) of the Act in order to ensure that the unit is maintained in the manner described above.
5. If the landlords are not satisfied with the results of an inspection, they will issue written notice to the tenants setting out their concerns in detail and identifying the specific steps required to address those concerns and a timeline for addressing them.

Conclusion

This matter has been settled.

The parties are bound by the terms of the agreement set out above, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to end the tenancy or apply for monetary compensation or other orders under the Act.

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

Dated: December 08, 2016

Residential Tenancy Branch