



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PODOLLAN CONSTRUCTION LTD.
and [tenant name suppressed to protect privacy]

DECISION AND RECORD OF SETTLEMENT

Dispute Codes CNC ERP RP

Both parties attended this proceeding convened in response to the tenant's application. The tenant had benefit of an advocate.

Section 63 of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows;

1. Both parties agree **the tenant will remove all of their outcasts and refuse** outside and in front of the apartment complex, inclusive of, but not restricted to, the tenant's television and mattress. The parties agree the tenant will accomplish the above by no later than **February 16, 2017**.
2. Both parties agree **the tenant will clean the inside of their rental unit** and remove all refuse from inside the unit for the purpose of preparing the unit so as **to allow pest control measures** by the landlord's contractor.
3. The landlord agrees to **rescind the Notice to End** dated December 01, 2016 and **the tenancy will continue**.

So as to perfect this agreement **I Order** that the landlord's Notice to End dated December 01, 2016 is of no effect. The landlord is at liberty to issue a new Notice to End for valid reason.

These particulars comprise the **full and final settlement** of all aspects of this dispute for both parties. Both parties testified at the hearing that they understood and agreed to the above terms. All aspects of the dispute are **final and binding on both parties**.

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: January 16, 2017

Residential Tenancy Branch

