



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 230 PRINCESS AVE HOLDINGS LTD
and [tenant name suppressed to protect privacy]

DECISION AND RECORD OF SETTLEMENT

Dispute Codes:

CNC, OLC, ERP, PDF, RPP

Introduction

This hearing was convened in response to an application by the tenant to cancel the landlord's Notice to End for Cause, for the landlord to make emergency repairs, return of the tenant's belongings and provide services or facilities required by law.

It is my decision that I will not deal with all the dispute issues that the tenant has placed on their application. For disputes to be combined on an application they must be related. Not all the claims on this application are sufficiently related to the main issue to be dealt with together. Therefore, I will deal with the tenant's request to set aside, or cancel the landlord's Notice to End Tenancy and I dismiss the balance of the tenant's claim with liberty to re-apply.

Both parties attended the conference call hearing and agreed to the exchange of evidence. During the course of the hearing, the parties discussed their dispute and reached agreement to settle this matter in full satisfaction of the tenant's claims, and to the parties' mutual satisfaction, and that I record the parties' settlement as per Section 63 of the Act, as follows.

1. The tenant and landlord agree that the tenancy will continue as per the tenancy agreement on the basis that the tenant will remove all martial arts associated, or related, weaponry (weapons) in their possession off of the residential property, by noon on July 05, 2017.

The landlord effectively withdraws their Notice to End dated May 24, 2017 in favor of condition #1 above. These particulars comprise the full and final settlement of all

aspects of this dispute in respect to the Notice to End for Cause dated May 24, 2017. Both parties testified they understood and agreed to the above terms; and, that the above terms settle all aspects of the dispute and are **final and binding**.

The balance of the tenant's claims on application are dismissed with leave to reapply.

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 04, 2017

Residential Tenancy Branch