



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, OLC, RP, LRE

### Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the *Act*) for:

- cancellation of the landlords' 1 Month Notice to End Tenancy for Cause (the "1 Month Notice") pursuant to section 47;
- an order that the landlords comply with the *Act*, regulations or tenancy agreement pursuant to section 62;
- an order that the landlords perform repairs to the rental unit pursuant to section 33; and
- an order to suspend or set conditions on the landlords' right to enter the rental unit pursuant to section 70.

Both parties attended the hearing and were given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses. The tenant was assisted by her family member LL.

As both parties were in attendance I confirmed that there were no issues with service. The parties confirmed receipt of the tenant's application, amendment and evidence and the landlords' 1 Month Notice. I find that the parties were duly served with the respective materials in accordance with sections 88 and 89 of the *Act*.

### Analysis

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties discussed the issues between them, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues currently under dispute at this time:

1. This tenancy will continue in accordance with the current tenancy agreement with a monthly rent of \$622.20 payable on the 1<sup>st</sup> of each month by e-transfer.
2. The landlords' 1 Month Notice is cancelled and of no force or effect.
3. The landlords will make repairs to the flooring of the rental unit as requested. The landlords will contact the tenant to arrange a time for the repairs to be performed.
4. Both parties confirm that they will abide by the provisions of the Act regarding access to the rental unit.
5. This settlement agreement constitutes a final and binding resolution of the landlord's application at this hearing.

Both parties testified at the hearing that they understood and agreed to the above terms, free of any duress or coercion. Both parties testified that they understood and agreed that the above terms are legal, final, binding and enforceable, which settle all aspects of this dispute.

### Conclusion

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: December 27, 2017

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Residential Tenancy Branch