



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, LRE, ERP, OLC, FF

Introduction

This matter dealt with an application by the Tenants to cancel a Notice to End Tenancy for unpaid rent, to restrict the Landlord's right of entry to the rental unit, for emergency repairs, for the Landlord to comply with the Act, regulations and tenancy agreement and to recover the filing fee.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the Landlord and Tenants agreed to continue the tenancy based on the following payment schedule for unpaid rent. The Tenant and Landlord agreed the Tenant will pay \$2,000.00 on January 26, 2018 and then \$400.00 per week on Fridays starting on February 2, 2018 until the unpaid rent is paid in full.
2. The Tenant agreed to withdraw his application for emergency repairs and to restrict the Landlord's right of entry as long as the Landlord complies with the Act, regulations and tenancy agreement. The parties agreed to discuss these issues between themselves.
3. Further the parties agree to try to improve communications between themselves by responding to each others text messages within 24 hours of receiving a text message from the other party.
4. Both parties indicated a settlement agreement is how they wanted to resolve this dispute.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agreed to continue the tenancy based on the above agreement.

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 15, 2018

Residential Tenancy Branch