



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding FRASER MARINE DRIVE HOLDINGS INC. and PETERSON
COMMERCIAL PROPERTY MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes FFL MNRL OPR
 CNR LAT LRE OLC

Introduction

This hearing was convened by way of conference call concerning applications made by a landlord and by a tenant. The landlord has applied for an Order of Possession and a monetary order for unpaid rent or utilities and to recover the filing fee from the tenant for the cost of the application. The tenant has applied for an order cancelling a notice to end the tenancy for unpaid rent or utilities; for an order authorizing the tenant to change the locks to the rental unit; for an order limiting or setting conditions on the landlords' right to enter the rental unit; and for an order that the landlords comply with the *Act*, regulation or tenancy agreement.

The tenant and an agent for the landlords attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated January 19, 2018 is cancelled and the tenancy continues;
2. the tenant will pay rent for January, 2018 in the amount of \$691.56 by 5:00 p.m. on March 23, 2018 by certified cheque, bank draft or money order;
3. the tenant will refrain from doing any of the following:
 - a. writing vulgar or disparaging notes on rent payments;
 - b. bullying the resident manager, property manager or other employees of the landlord;
 - c. calling the resident manager a criminal;
4. the balance of the tenant's application is dismissed.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

Conclusion

For the reasons set out above, the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated January 19, 2018 is hereby cancelled and the tenancy continues.

I hereby order the tenant to comply with the settlement agreement as set out above.

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: March 23, 2018

Residential Tenancy Branch