



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION AND RECORD OF SETTLEMENT**

**Dispute Codes**      MT CNC OLC FF

### **Introduction**

The tenant's application under the *Residential Tenancy Act* (the Act) effectively sought to cancel the landlord's Notice to End for Cause and recover the filing fee.

Both parties attended the hearing and each confirmed to me the issues regarding the landlord's 1 Month Notice to End for Cause dated February 01, 2018.

### **Background and Evidence**

This tenancy started January 15, 2016.

**Section 63** of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, some discussion between the parties led to resolution of the relevant matters of this dispute. As a result the parties confirmed to me that they both agreed as follows;

1. That the tenancy may continue on the principal condition the tenant will cause to **remove their dog "Layla"** from the residential property of the rental unit within 30 days from the date of this Decision.

The parties acknowledged that in the event the tenant does not remove their dog as agreed, the landlord will give the tenant another Notice to End and the tenancy may end in accordance with that Notice.

The parties further agreed that,

2. An addition to the tenancy agreement of the parties is that, from this date, the tenant must request and obtain **written permission** from the landlord if and when they seek to introducing a new pet onto the residential property.

Both parties testified in the hearing confirming to me that they understood and agreed to all the above terms, and that the settlement particulars comprise the full and final settlement of all aspects of this dispute.

As the parties mutually resolved their dispute I decline to grant recovery of the filing fee.

**Conclusion**

The parties settled their dispute in the above terms.

**This Decision and Settlement are final and binding.**

*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: April 24, 2018

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Residential Tenancy Branch