Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes   CNC

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to cancel a One Month Notice to End Tenancy for Cause (the "Notice"), issued on March 23, 2018.

Both parties appeared. During the hearing the parties agreed to settle this matter, on the following conditions:

1) The parties agreed to cancel the Notice and the tenancy will continue;
2) The tenant agreed to the following conditions:
   a. Absolutely no smoking by tenant or visitors in the suite, building or on the grounds of R. Hope Manor at any time;
   b. Refrain from negative interactions or threatening behaviour with other tenants, especially neighboring tenants, (this includes video recordings of other occupants);
   c. Follow the bylaws of the R. Hope Manor Building; and
   d. The tenant will sign a consent allowing the landlord to contact the tenant's advocate should issues or concerns about their tenancy arise.
3) The landlord agreed to provide any complaints that they receive regarding the tenant in writing;
4) The parties agreed that should the landlord receive complaints of smoking (any substance) that the tenant is required to give the landlord or their agent immediate access to their rental unit, so the landlord can either substantiate the complaint or determine the complaint is unfounded. The landlord is required to give 24 hours for any other matters.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act.*

Therefore, pursuant to section 62 of the Act, I order the tenant is to comply with the settlement agreement, failing to do so the landlord is at liberty to issue a notice to end tenancy for failing to comply with a director's order.

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: June 07, 2018

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Residential Tenancy Branch