



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION AND RECORD OF SETTLEMENT**

**Dispute Codes**      CNC FF

### **Introduction**

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

The tenant with their representative and the landlord attended the hearing.

### **Background and Evidence**

In August 2018 the tenant received a 1 Month Notice to End Tenancy for Cause pursuant to **Section 47(1)(j)**.

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

1. During any future showings of the residential property by a realtor tasked with selling the property the tenant will **not engage in any verbal exchange or interaction with prospective buyers or the realtor's representative.**
2. The landlord **withdraws the subject 1 Month Notice to End Tenancy for Cause given to the tenant in August 2018**, rendering it null, with the effect that the tenancy will continue until it ends in accordance with the Act.

Both parties testified in the hearing confirming to me that they understood and agreed to 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 this matter it is my Decision they will equally share responsibility for the filing fee, which I will so Order.

**Conclusion**

The parties settled their dispute in the above terms.

**I Order** the tenant may deduct **\$50.00** form a future rent in satisfaction of the filing fee.

**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: October 15, 2018

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Residential Tenancy Branch