



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MCLAREN HOUSING SOCIETY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ET

Introduction

The landlord applies for an early termination of the tenancy pursuant to s. 56 of the *Residential Tenancy Act*. The landlord argues that the tenant has failed to properly maintain his rental unit in a reasonable clean condition. The unit has birthed a cockroach infestation affecting this and other rental units in the building and the tenant has failed to comply with requirements necessary for treatment of the infestation.

The parties were able to resolve this matter between hearing dates as follows:

1. The tenant warrants that he has or will have secured a daily housekeeping service no later than January 28, 2019 to continue until the parties otherwise agree,
2. The landlord will have an order of possession effective 48 hours after personal service on the tenant or 72 hours after a copy of the order of possession is posted on the tenant's door,
3. On January 28, 2018 at 12:00 o'clock noon the landlord and/or its agent(s) will attend at the rental unit, possibly in the company of a pest control expert, for the purposes of inspecting the rental unit and conducting pest control treatment,
4. By that day and time the tenant will have removed all belongings but for a bed frame from the rental unit and he agrees to vacate the rental unit for at least the following twenty four hours in order to facility pest control treatment,
5. By that date and time the tenant will have conducted a reasonable cleaning of the rental unit,

6. The landlord shall withhold service of the order of possession until after the January 28, 2018 inspection and, if the tenant has complied with items 4 and 5, above, the order of possession will then be void.
7. The tenant understands that the landlord will be conducting regular inspections thereafter and the tenant agrees that weekly inspections for the two months following January 28, 2019 are not an unreasonable frequency.
8. The tenant agrees and consents to receiving any notice of entry from the landlord by email to the address he provided at the hearing.

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, 2019

Residential Tenancy Branch