



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, CNR, FFT

Introduction

This hearing convened as a Tenants' Application for Dispute Resolution, filed on March 6, 2019, wherein the Tenants requested to cancel a 1 Month Notice to End Tenancy for Cause issued February 27, 2019 (the "1 Month Notice") and a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, issued on March 12, 2019 (the "10 Day Notice") and to recover the filing fee.

The hearing was conducted by teleconference at 9:30 a.m. on April 18, 2019. Both parties called into the hearing and were provided the opportunity to present their evidence orally and in written and documentary form and to make submissions to me.

The parties agreed that all evidence that each party provided had been exchanged although each party submitted their evidence after the timelines imposed by the *Rules of Procedure*.

Preliminary Matters

At the outset of the hearing the Landlord confirmed that the Tenants paid the outstanding rent such that the 10 Day Notice was withdrawn.

The parties confirmed their email addresses during the hearing. The parties further confirmed their understanding that this Decision would be emailed to them.

Settlement

During the hearing the parties resolved matters by mutual agreement. The terms of their agreement is recorded in this my Decision pursuant to section 63 of the *Residential*

Tenancy Act and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*. As the parties resolved matters by agreement I make no findings of fact or law with respect to their relative claims.

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.

The terms of their settlement follow.

Settlement and Conclusion

1. The 1 Month Notice is withdrawn.
2. The 10 Day Notice is withdrawn.
3. The Tenants shall not smoke on the rental property.
4. The Tenants shall ensure their guests are aware of the Landlords' strict no pet policy, including prohibiting animals accompanying guests irrespective of the duration of the guests' visit.
5. The Tenants shall make their best efforts to minimize any noise between the hours of 11:00 p.m. and 6:00 a.m.

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 18, 2019

Residential Tenancy Branch