



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BROADWAY PENTECOSTAL ASSOCIATION
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: CNC, OLC, LRE

Introduction

This hearing dealt with an application by the tenant for an order to set aside a notice to end tenancy for cause. The tenant also applied for an order directing the landlord to comply with the *Act* and to restrict the landlord's right to enter the rental unit. Both parties attended the hearing and had opportunity to be heard. The tenant acknowledged receipt of evidence submitted by the landlord. Both parties gave affirmed testimony.

Issue to be Decided

Does the landlord have grounds to end this tenancy?

Background and Evidence

The tenancy started in August 2012. On April 29, 2019, the landlord served the tenant with a 30-day notice to end tenancy for cause. The tenant made application to dispute the notice in a timely manner.

The reasons for the notice were discussed at length. During the hearing, the parties engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Analysis

Pursuant to Section 63 of the *Residential Tenancy Act*, the Arbitrator may assist the parties settle their dispute and if the parties settle their dispute during the hearing, the settlement may be recorded in the form of a decision or an order.

During this hearing, the parties reached an agreement to settle their dispute. Specifically, it was agreed that the landlord would withdraw the notice to end tenancy and allow the tenancy to continue.

Both parties agreed to the following terms:

1. The tenant agreed to refrain from creating noise disturbances of any kind which include loud music and screaming arguments.
2. The tenant agreed to observe quiet times from 11:00 pm to 8:00 am every day.
3. The tenant agreed to refrain from smoking on any part of the landlord's property.
4. The tenant agreed not to allow his visitors to smoke on any part of the landlord's property or to disturb the other occupants of the building.
5. Both parties confirmed that they understood and agreed to the terms of this agreement.

The tenant would be wise to ensure that he and his visitors did not smoke, disturb the other tenants in the building or give the other tenants reason to complain about the activities of the tenant. I find it timely to put the tenant on notice that, if he does not comply with the terms of this agreement and another notice to end tenancy is issued, the record of these events would form part of the landlord's case should it again come before an Arbitrator for consideration.

Conclusion

The parties have reached a settled agreement, as recorded above. This agreement was reached in accordance with section 63 of the *Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the *Act*. Should either party violate the terms of this settled agreement, the tenancy agreement or the *Act*, it is open to the other party to take steps under the *Act* to seek remedy. The notice to end tenancy is set aside and the tenancy will continue.

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 14, 2019

Residential Tenancy Branch