



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC

Introduction

This hearing was convened as the result of the tenant's application for dispute resolution under the Residential Tenancy Act (the "Act"). The tenant applied for an order cancelling the landlord's One Month Notice to End Tenancy for Cause (the "Notice").

The parties appeared, the hearing process was explained and they were given an opportunity to ask questions about the hearing process. Thereafter, the participants were provided the opportunity to present their evidence orally and to refer to relevant evidence submitted prior to the hearing.

During the testimony, the parties acknowledged they were willing to enter into a settlement discussion.

Thereafter a mediated discussion occurred and the parties agreed to resolve their differences and that I would record their settlement.

Settled Agreement

The tenant and the landlord agreed to a mutual settlement under the following terms and conditions:

1. The landlord agrees that their Notice dated August 7, 2019, be cancelled;
2. The tenant agrees that she will continue to keep her dog on a short, non-extendable leash and to keep a muzzle on her dog while outside;
3. The tenant agrees to flush her toilet after each and every use;
4. The tenant agrees to notify the landlord immediately if her toilet becomes stopped up;

5. The tenant understands and is put on notice that if she fails to abide by these terms, the landlord may serve the tenant another Notice seeking to end the tenancy; and
6. The parties acknowledge their understanding that this settled Decision resolves the matters contained in the tenant's application and that no finding is made on the merits of the said application for dispute resolution or the landlord's Notice.

Conclusion

The tenant and the landlord have reached a settled agreement as stated above.

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

This decision containing the recorded settlement of the parties 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*.

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Dated: October 15, 2019

Residential Tenancy Branch