



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to cancel a Two Month Notice to End Tenancy for Landlord's Use of Property, (the "Notice") issued on September 28, 2019

Both parties appeared. During the hearing the parties agreed to settle this matter on the following conditions:

- 1) The parties agreed that the tenancy will continue, and the Notice has no force or effect:
- 2) The tenant agreed that they will remove all blankets covering the windows and hanging from the ceiling;
- 3) The tenant agreed to remove all screws from the walls and ceiling and properly fill the holes, no later than November 14, 2019; and
- 4) The parties agreed that the landlord will attend the rental unit on November 15, 2019 at 7:00pm to ensure the repairs were made.

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

In this matter, I find it appropriate to make the following Order.

The tenant is not to construct anything that barricades the rental property that restrict potential buyers from property inspecting the premises, such as making walls of blankets. This could be considered interfering with the landlord's lawful right. Further, there is no requirement for the tenant to be present during a viewing of the property. If the tenant does remain in the unit, they are not to have any contact with the potential purchaser.

Conclusion

This matter was settled by agreement.

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: November 13, 2019

Residential Tenancy Branch