



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 0963153 BC LTD  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNC DRI LRE MNDCT OLC PSF RP

### Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking the following relief:

- an order cancelling a notice to end the tenancy for cause;
- an order regarding a rent increase contrary to the law;
- an order limiting or setting conditions on the landlord's right to enter the rental unit;
- a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement;
- an order that the landlord comply with the *Act*, regulation or tenancy agreement;
- an order that the landlord provide services or facilities required by the tenancy agreement or the law; and
- an order that the landlord make repairs to the rental unit or property.

The tenant was represented at the hearing by the tenant's spouse who does not reside on the rental property. The landlord company was also represented by an agent.

At the commencement of the hearing the parties were given the opportunity to discuss settlement of this dispute, and the parties agreed that the application regarding a rent increase contrary to the law has been settled between the parties prior to the hearing and the tenant withdraws that application. The tenant also withdraws the following applications:

- an order limiting or setting conditions on the landlord's right to enter the rental unit;
- a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement;
- an order that the landlord comply with the *Act*, regulation or tenancy agreement;

- an order that the landlord provide services or facilities required by the tenancy agreement or the law.

The landlord agrees to not enter the rental unit except in accordance with the *Residential Tenancy Act*.

The landlord also agrees to repair the front door jam and weather stripping, and agrees to retain the services of an electrician to inspect and repair if necessary electrical issues in the rental unit.

The tenant agrees to apologize to the landlord in writing and to refrain from yelling at the landlord. The tenant also agrees to ensure the landlord is notified of issues that require repair. The tenant also agrees to ensure that no oil leaks from the tenant's vehicle on the driveway and pavement of the rental property.

The landlord also agrees to cancel the One Month Notice to End Tenancy for Cause.

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.

### Conclusion

For the reasons set out above, and by consent, the One Month Notice to End Tenancy for Cause dated October 31, 2019 is hereby cancelled and the tenancy continues.

I hereby order the parties to comply with the settlement agreement as set out above.

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: December 17, 2019

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Residential Tenancy Branch