



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ossano property
management and [tenant name suppressed to
protect privacy]

DECISION

Dispute Codes CNC, LRE, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants to cancel a One Month Notice to End Tenancy for Cause, to suspend or set conditions on the landlord's right to enter the premise and to recover the cost of the filing fee.

1. Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:
 - a. The parties agreed that the tenancy will continue;
 - b. The tenants agreed to take all reasonable steps to ensure that their pet urine/feces, on the balcony, does not affect other occupants of the building, this may include the use of pottie pads or the service of a dog walker;
 - c. The parties agreed that all communication is to be done by email, with the exceptions of emergencies.

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

In normal circumstance when the parties agreed to settle the matter, I decline to award the filing fee; however, in this matter counsel for the tenants had attempted to resolve this matter prior to the hearing. The landlord was unprepared as they filed no evidence in support of the notice to end the tenancy.

I find it appropriate in this matter to allow the tenants to recover the cost of the filing fee. Therefore, I authorize the tenants' a onetime rent reduction in the amount of \$100.00 from a future rent payable to the landlord in full satisfaction of this award.

Conclusion

The tenancy will continue. The tenants are authorized a onetime rent reduction to recover the cost of the filing fee.

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: March 04, 2020

Residential Tenancy Branch