



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OLC, FFT

### Introduction

This hearing dealt with an application by the tenants under the *Residential Tenancy Act* (the Act) for:

- an order for the landlord to comply with the Act, the Residential Tenancy Regulations and/or the tenancy agreement pursuant to section 62 of the Act; and
- an authorization to recover the filing fee for this application, pursuant to section 72.

Both parties attended and were given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses. Witness BH for the tenants also attended.

As both parties were in attendance, I confirmed that there were no issues with service of the notice of hearing and the evidence (the materials). In accordance with sections 88 and 89 of the Act, I find that both parties were duly served with the materials.

### Settlement

Pursuant to section 63 of the Act, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute regarding this application.

Both parties agreed to the following final and binding settlement of all issues listed in this application for dispute resolution:

1. The landlord will send a warning letter to the tenant of lower unit (unit number specified on the cover page of this decision) notifying him that he must be respectful and peaceful with all the other tenants and informing him that if there is another occasion that he is again aggressive with any other tenant he will be served a Notice to End Tenancy for Cause, pursuant to section 47 of the Residential Tenancy Act.
2. The landlord will issue a 'notice to all tenants of the rental building' informing them that tolerable noise is allowed between 7:00 A.M. and 10:00 P.M. and that baby crying is a tolerable noise at anytime. This notice will be placed and kept in a conspicuous place of the rental building.
3. The landlord will send to the lower unit tenant, by registered mail, the warning letter and the 'notice to all tenants' by June 07, 2020. The landlord will deliver a copy of the warning letter, the receipt and tracking number for the registered mail to the upper unit tenants (unit number specified on the cover page of this decision) by the third day after they are mailed.

### Conclusion

As the parties have reached a settlement, I make no findings about the merits of this application. The parties settled all aspects of their dispute in the above terms.

This Decision and Settlement are final and binding.

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 01, 2020

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Residential Tenancy Branch