



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes LRE, OLC, CNC

Introduction

This hearing dealt with the tenants' application pursuant to the Residential Tenancy Act (the Act) for:

- Cancellation of a One Month Day Notice to End Tenancy for Cause (the Notice) pursuant to section 47 of the Act;
- An order to restrict or suspend the landlord's right of entry, pursuant to section 70; and
- An order requiring the landlord to comply with the Act, regulations, and/or tenancy agreement, pursuant to section 62 of the Act.

Both parties attended the hearing. Both parties had a full opportunity to provide affirmed testimony, present evidence, cross examine the other party, and make submissions

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.

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

1. The landlord will only enter the rental unit with written 24-hour notice in advance, except if there is an emergency;
2. The parties will be respectful, polite and peaceful with each other;
3. The tenancy will continue until ended in accordance with the Act;

4. Both tenants will communicate between themselves regarding any communication received from the landlord about any tenancy matter.

Conclusion

As the parties have reached a settlement, I make no findings about the merits of this application.

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: July 10, 2020

Residential Tenancy Branch