



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      LAT, CNL-4M, LRE, OLC, FFT

### Introduction

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

- Cancellation of a Four Month Notice to End Tenancy for Cause (the Notice), pursuant to section 49;
- An order requiring the landlord to comply with the Act, regulations, and/or tenancy agreement, pursuant to section 62;
- An order to restrict or suspend the landlord's right of entry, pursuant to section 70;
- An authorization for the tenant to change the lock, pursuant to section 31; and
- An authorization to recover the filing fee for this application, pursuant to section 72.

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. The tenant was assisted by advocate MG.

### 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 given to all the tenants, except if there is an emergency;
2. The tenancy will continue until ended in accordance with the Act.

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 13, 2020

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Residential Tenancy Branch