



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNC, 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 issued on June 28, 2020.

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

1. The parties agreed to cancel the Notice and that the tenancy will continue on the following terms;
2. The parties agreed that the current rent is \$1,947.50 and a security deposit of \$900.00 was paid, utilities are not included in the rent;
3. The parties agreed that effective October 1, 2020, the rent will be reduced to \$1,800.00, and all standard term as identified in the Act apply; and in addition to the standard terms the following terms will apply:
  - a) The tenants agreed that commencing October 1, 2020, that they will have no more than one international student reside in the premise. This does not restrict the tenants right to have additional family members that are related directly to them reside with them as occupants to help pay the rent, such as parents, brother, sister etc.; **or alternatively**
  - b) The tenants agreed that commencing October 1, 2020, that they will have no international students and that they are entitled to have one additional family unit reside with them as occupants to help pay the rent. A family unit is identified such as a mother, father, child that are related to each other, these are non family members to the tenants;

- c) The tenants agreed that the maximum number of people that are to be residing in the premise is limited to 9.
- d) The tenants agreed that they will provide a list of all names of the occupants to the landlord in writing, which will also identify the relationship. As an example John Doe – brother of tenant or Mary Smith – non family member (mother).

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. This settlement is binding on both parties.

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: August 06, 2020

---

Residential Tenancy Branch