



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Stratton Ventures Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to cancel a One Month Notice to End Tenancy for Cause, (the “Notice”), issued on December 14, 2020.

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

The parties agreed that the Notice will be cancelled based on the following:

1. The tenant agreed that they will not wedge anything in the exterior door that leaves the premise unsecure.
2. The tenant agreed to ensure that their guests will keep the noise to a reasonable level at all times, even between the hours of 8am and 10pm.
3. The tenant agreed that they will restrict their guest to be no more than 4 at onetime and will let the landlord know if they are planning to have more, such as for a birthday party (this was the tenant’s suggestion).
4. The tenant wants the rental unit to be declared alcohol free and is simply a tool for the tenant to be able to control their guests (this was the tenant’s suggestion, as they cannot drink).
5. The tenant agreed that that they will escort any of their guests out of the building when they leave, this is to ensure their guest are not loitering or causing problems in the common areas.
6. The tenant agreed that the landlord can contact their advocate at anytime to discuss issue of their tenancy; and
7. The parties agreed that the tenancy will continue until legally ended.

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

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 22, 2021

Residential Tenancy Branch