



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, FFT

Introduction

This hearing was convened by way of conference call concerning an application made by the tenants seeking an order cancelling a notice to end the tenancy for cause and to recover the filing fee from the landlord for the cost of the application.

Both tenants and the landlord attended the hearing during which the parties agreed to settle this dispute in the following terms:

1. the One Month Notice to End Tenancy for Cause dated August 25, 2021 is cancelled and the tenancy continues;
2. the tenants will comply with the *Residential Tenancy Act* and the tenancy agreement by refraining from having guests stay in the rental unit for in excess of 7 days unless extenuating circumstances exist, in which case the tenants must notify the landlord, in writing of the extenuating circumstances;
3. notification in writing includes email correspondence.

The parties agreed at the end of the hearing that this settlement was made on a voluntary basis and they understood the nature of it.

Since the parties have settled this dispute, I decline to order that the tenants recover the filing fee from the landlord.

Conclusion

For the reasons set out above, and by consent, the One Month Notice to End Tenancy for Cause dated August 25, 2021 is hereby cancelled and the tenancy continues.

I hereby order the tenants to comply with the *Residential Tenancy Act* and the tenancy agreement by refraining from having guests stay in the rental unit for longer than 7 days unless extenuating circumstances exist, and if so, the tenants must notify the landlord, in writing, of those extenuating circumstances.

This order is final and binding and may be enforced.

The tenants' application for recovery of the filing fee is dismissed.

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: January 13, 2022

Residential Tenancy Branch