



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, OLC

### Introduction

On July 10, 2021, the Tenant submitted an Application for Dispute Resolution under the Residential Tenancy Act (the “Act”) requesting to cancel a One Month Notice to End Tenancy for Cause, and for an order for the Landlord to comply with the Act. The matter was set for a participatory hearing via conference call.

This matter proceeded on November 9, 2021, and March 28, 2022, and was unable to complete and was adjourned to today’s date, July 15, 2022, at 9:30am. The interim decision should be read in conjunction with this Decision.

Both parties appeared on July 15, 2022. The parties entered into settlement discussion which lasted 90 minutes and this matter was settled on the following conditions:

- 1) The parties agreed that the tenancy will continue on the following conditions;
- 2) The tenant will ensure that they do not leave any garbage outside the rental unit at anytime and all garbage will be disposed of in the designated area . No garbage is to be left outside that designated area;
- 3) The tenant will only use the laundry area between 9am and 9pm and no other guest/occupant of the tenant are to access this area;
- 4) The tenant is to ensure that their guest do not unreasonable disturbance or interfere with any occupant or the landlord. The tenant is responsible for the action of their guest at all times until such time as they are off the premises; and
- 5) The parties agreed that the tenant will not have guest sleep at the rental more than 8 nights in a calendar month and if so the tenant must pay the

landlord an occupancy rent of \$100.00. The tenant cannot exercise this right for more than three consecutive months, and the occupant has no legal rights or obligation under the Act.; and

- 6) Should the tenant want to add a party to their tenancy agreement to become a tenant, that person must be preapproved by the landlord and that person must sign the agreement.

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

**I Order the tenant** to comply with the above terms. Should the tenant fail to comply with the above terms of the agreement if find the landlord is entitled to issue a One Month Notice to End Tenancy for Cause, for failure to comply with an Order of the Director. The onus is on the landlord to prove a violation of this agreement.

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 15, 2022

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Residential Tenancy Branch