



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Introduction

This hearing dealt with the tenants' application pursuant to the *Residential Tenancy Act* (the "Act") for:

- cancellation of the landlord's One Month Notice to End Tenancy for Cause (the One Month Notice) pursuant to section 47;
- an order requiring the landlord to comply with the Act, regulation or tenancy agreement pursuant to section 62;
- authorization to recover the filing fee for this application from the landlord pursuant to section 72.

All named parties attended the hearing. During the hearing, the parties expressed an interest and were successful in resolving this dispute by mutual agreement.

Terms of Settlement

Pursuant to section 63 of the Act, an 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.

The parties reached an agreement to settle their dispute under the following final and binding terms:

1. The landlord agrees to withdraw the One Month Notice to End Tenancy dated September 29, 2022.
2. The parties clarified the following terms in respect to this tenancy agreement and agree to comply with these terms on or before December 1, 2022:
 - The tenants are entitled to two vehicle parking spots only on the front of the property and the vehicles are not to be blocking the garage or side driveway area.

- The tenants agree to remove any belongings from the back patio storage area.
- The tenants will continue to have back door access to their rental unit and shared front door access. The landlord to provide keys for the front door access.
- The tenants are entitled to an approximate 6 feet x 6 feet area adjacent to the back stairwell for use for a 6-person picnic table plus BBQ.

Each party confirmed that this agreement was reached voluntarily and that they understood the terms of the agreement. The parties agreed that the above terms comprise the full and final settlement of all aspects of this dispute.

This Decision and Settlement Agreement is final and 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: November 18, 2022

Residential Tenancy Branch