



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      RR, OLC, FFT  
                             CNC, OLC, FFT

### Introduction

This hearing was convened by way of conference call concerning 2 applications made by the tenant. The first application seeks an order reducing rent for repairs, services or facilities agreed upon but not provided; an order that the landlords comply with the *Residential Tenancy Act*, regulation or tenancy agreement; and to recover the filing fee from the landlords for the cost of the application. The second application seeks an order cancelling a notice to end the tenancy for cause; an order that the landlords comply with the *Act*, regulation or tenancy agreement; and to recover the filing fee from the landlords.

The tenant and both named landlords attended the hearing, and the tenant was accompanied by an Advocate.

During the course of the hearing the parties agreed to settle this dispute in the following terms:

1. the One Month Notice to End Tenancy for Cause dated September 6, 2022 is cancelled and the tenancy continues;
2. the tenant will purchase a halter or muzzle for the tenant's dog by no later than December 31, 2022 and use it while leaving and entering the rental building;
3. the tenant withdraws the application for an order reducing rent for repairs, services or facilities agreed upon but not provided;
4. the tenant withdraws the applications seeking an order that the landlords comply with the *Act*, regulation or tenancy agreement.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of the tenant's applications.

Therefore, I make those orders. In the event that the tenant fails to purchase the muzzle or halter for the tenant's dog by December 31, 2022 and use it, the landlords will be at liberty to issue another notice to end the tenancy for failure to comply with this order.

Since the parties have settled this dispute, I decline to order that the tenant recover the filing fees from the landlords.

### Conclusion

For the reasons set out above, and by consent, the One Month Notice to End Tenancy for Cause dated September 6, 2022 is hereby cancelled and the tenancy continues.

I hereby order the tenant, by consent, to purchase a halter or muzzle for the tenant's dog by no later than December 31, 2022 and to use it when exiting or entering the rental building. If the tenant fails to do so, the landlords will be at liberty to serve a notice to end the tenancy for breach of this order.

The balance of the tenant's applications are dismissed as withdrawn.

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: December 01, 2022

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Residential Tenancy Branch