



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### **Introduction**

This hearing dealt with the tenant's 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;

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 December 30, 2022.
2. The tenant agrees that all future maintenance issues or repair requests will be made through proper channels to the e-mail address provided by the landlord in the hearing.
3. The tenant agrees to provide the landlord with reasonable time to respond to and act upon any maintenance issues and agrees to not constantly contact the landlord if the landlord has responded to the request and if she is aware that action is being taken. The tenant agrees to take into consideration that the rental unit is based in a remote Northern city where service providers may not be available immediately.

4. The tenant requested that no service provider enter her rental unit after 6:00 p.m. and the tenant understands that this could result in delays to maintenance work required in her unit.

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: February 13, 2023

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Residential Tenancy Branch