



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

## **DECISION**

Dispute Codes      CNL, LRE, LAT, OLC, FFT

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant filed under the *Residential Tenancy Act* (the “Act”) to cancel a Two Month Notice to End Tenancy For Landlord’s Use of Property, (the “Notice”) issued on October 18, 2022, to have the landlord comply with the Act, to suspend or set condition on the landlord’s right to enter the rental unit, to be allowed authorization to change the locks to the rental unit and to recover the cost of the filing fee.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions at the hearing.

The hearing proceed for 90 minutes, during the hearing the parties agreed to settle these matters, on the following conditions:

1. The parties agreed that the tenancy will end on the basis of the Notice, on or before June 15, 2023. Should the tenant find alternate housing before June 15, 2023, the tenant will give the landlord 24 hours notice to end the tenancy earlier;
2. For the duration of the tenancy the landlord will ensure the tenant is given property notice to enter the rental unit should access be required, this does not include emergency purposes as defined in the Act;
3. The landlord will ensure that the tenant’s parking spot is available solely for the tenants own use;
4. The landlord will ensure that on Wednesday, the evening before the garbage pick up on Thursday, that the tenant will have access from 7pm to 8pm to dispose of the garbage;

5. The landlord or their agent will ensure that they are home on the last day of each month at 7pm so the tenant can deliver the rent money;
6. The landlord is to ensure the tenant receives the equivalent of One Months rent as compensation for receiving the Notice; and
7. Should the purchasers not use the premises for the stated purpose the tenant is at liberty to make an application against the purchasers.

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

### Conclusion

As a result of the above settlement, the landlord is granted an order of possession should the tenant fail to comply with the settlement 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: March 10, 2023

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Residential Tenancy Branch