



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.

All named parties attended the hearing. During the hearing, the parties 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 agreed to withdraw the One Month Notice to End Tenancy dated January 20, 2023.
2. In exchange for the landlord agreeing to continue this tenancy, the tenants agree to adhere by the following conditions:
 - i. The tenants agree to not disturb neighboring tenants in any manner whether it be with noise or their behaviour. This includes no screaming, thumping, pounding, yelling or crashing.

- ii. The tenants agree that no laundry (washing or drying) shall be done between the hours of 9:00 p.m. and 7:00 a.m.
- iii. The tenants agree there shall be no threatening or aggressive behaviour toward other tenants, staff or guests on the property.
- iv. The tenants agree to pay rent on-time and in full as per the tenancy agreement.

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: May 25, 2023

Residential Tenancy Branch