Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes   CNC

Introduction

This hearing dealt with an application by the tenant to cancel a notice to end tenancy. The tenant, an advocate for the tenant, two witnesses for the tenant and two agents for the landlord participated in the teleconference hearing.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1) the tenant agrees to withdraw her application;
2) the landlord agrees to withdraw the notice to end tenancy;
3) the tenant will continue to remove excessive personal possessions from the rental unit and bring the unit to a condition such that the landlord can begin treatment for bedbugs;
4) in order to inspect a previously agreed-upon portion of the rental unit, beginning with the living room, the landlord will attend the rental unit at 3:00 p.m. on the following dates:
    a. September 26, 2011
    b. October 11, 2011
    c. October 24, 2011
    d. November 7, 2011
    e. November 21, 2011
5) if the tenant fails to bring the rental unit to a standard acceptable to the landlord, the landlord will serve an order of possession on the tenant, and the tenancy will end on November 30, 2011.

Conclusion

I grant the landlord an order of possession, effective November 30, 2011. If the tenant complies with the terms of this settlement agreement, the order of possession becomes void and of no force or effect. If the tenant fails to comply with the terms of this settlement agreement, the landlord may serve the order of possession on the tenant. If the landlord serves the order of possession on the tenant and the tenant fails to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

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

Dated: September 1, 2011.

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Residential Tenancy Branch