



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 3845 Investments Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC

Introduction

This hearing was convened in response to an application by the Tenant pursuant to the *Residential Tenancy Act* for the following Order:

1. An Order cancelling a notice to end tenancy.

Both Parties attended the conference call hearing. At the outset, both Parties indicated their desire to resolve the dispute and did reach an agreement to resolve the dispute.

Settlement Agreement

Section 63 of the Act is set out as follows:

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.
- (2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order.

Given the authority under the Act, the Parties desire to settle their dispute during the proceedings, and agreement reached between the Parties during the proceedings, I find that the Parties have settled their dispute and the following records this settlement as a decision:

The Parties mutually agree as follows:

1. **The tenancy will continue and will end on or before 1:00 p.m. on September 30, 2013;**

- 2. The Tenant will not have another person living with her in the unit without the consent of the Landlord until the end of the tenancy;**
- 3. The Tenant or any guest of the Tenant will refrain from smoking marihuana anywhere on the property;**
- 4. The Landlord will provide the Tenant with a good reference letter that excludes anything in relation to the matters in relation to the notice to end tenancy and the contact for this reference will be the senior property manager at the Landlord's head office; and**
- 5. These terms comprise the full and final settlement of all aspects of this dispute for both parties.**

Conclusion

The notice to end tenancy is set aside and the tenancy will continue as set out on the above mutually agreed upon terms.

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: August 20, 2013

Residential Tenancy Branch