



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, O

### Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking to cancel a notice to end tenancy.

The hearing was conducted via teleconference and was attended by the tenant's advocate and three agents for the landlord.

### Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to cancel a 1 Month Notice to End Tenancy for Cause, pursuant to Section 47 of the *Residential Tenancy Act (Act)*.

### Background and Evidence

During the hearing the parties reached the following settlement:

1. The tenant agrees that for the rest of the tenancy he will have no more than 1 visitor at any given time unless he has an emergency that requires additional visitors and he informs the landlord as soon as possible of the additional visitors;
2. The tenant agrees that for the rest of the tenancy he will have no more than 4 or 5 visitors per day unless he has an emergency that requires more than this number of visitors and he informs as soon as possible of the additional visitors;
3. The tenant agrees that he shall have no visitors after 11:00 p.m. on any given day;
4. The parties agree the tenancy will end on September 30, 2015 and the tenant must vacate the rental unit.

### Conclusion

Based on the above settlement and by agreement of both parties I grant the landlord order of possession effective **two days after service on the tenant**. This order must be served on the tenant only if the tenant breaches the above noted settlement or he fails to vacate the rental unit by September 30, 2015. If the tenant fails to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

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: June 08, 2015

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Residential Tenancy Branch

