



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MAINSTREET EQUITY CORP.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, received at the Residential Tenancy Branch on September 16, 2016 (the "Application"). The Tenant applied for an order cancelling a 1 Month Notice to End Tenancy for Cause, dated September 15, 2016 (the "1 Month Notice"), pursuant to the *Residential Tenancy Act* (the "*Act*").

The Tenant appeared at the hearing on his own behalf. The Landlord was represented at the hearing by J.C. and H.A. All parties giving evidence provided their solemn affirmation.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

During the hearing, the parties agreed to settle this matter as follows:

1. The Landlord agrees to withdraw the 1 Month Notice;
2. The Tenant agrees the Landlord may enter the Tenant's rental unit at regular intervals in accordance with section 29 of the *Act*;
3. The Tenant agrees to notify the Landlord immediately if a bedbug or other pest control issue arises in the rental unit;
4. The Tenant agrees he will not treat any future pest control issues with pesticides without the prior knowledge and approval of the Landlord; and
5. The Tenant agrees to withdraw his Application in full as part of this settlement.

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

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

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: November 9, 2016

Residential Tenancy Branch