



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Introduction

This hearing dealt with the tenant's 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 agrees to withdraw the One Month Notice to End Tenancy dated February 24, 2023.
2. The tenant agrees to immediately repair the following damages caused by him and/or his children inside the rental unit:
 - i. Damaged bedroom door and closets.
 - ii. Hallway closets.
 - iii. Hole in the drywall of the living room wall.

The tenant is responsible for arranging and paying for the above repairs directly. In order to assist the tenant, the landlord will arrange for their

contractor/handyman to meet with the tenant. The tenant agrees to have the above damages satisfactorily repaired by April 30, 2023, subject to any circumstances beyond his control.

3. The tenant agrees there shall be absolutely no smoking anywhere on the rental property including inside the rental unit and the balcony of the unit.
4. The landlord agrees to add the tenant's daughter on to the lease and the tenant agrees that effective immediately he will be responsible to pay the additional occupant charge of \$100.00 per month as stipulated in the tenancy agreement. For the month of April 2023 this amount shall be prorated to \$50.00.

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: April 11, 2023

Residential Tenancy Branch