



## Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards  
Ministry of Housing and Social Development

### DECISION AND REASONS

Dispute Codes: CNC, OLC, PSF, MNDC, & FF

#### Introduction:

These hearings dealt with the tenant's application disputing a one month Notice to End Tenancy served for cause. The tenant also sought orders that the landlord comply with the *Act*, regulations or tenancy agreement including that the landlord provide services or facilities required by law. The tenant also sought compensation for damage or loss under the *Act* for the sum of \$5,000.00.

During the course of the first hearing a number of witnesses were called by the landlord. Due to scheduling constraints the hearing was subsequently adjourned and scheduled to reconvene on January 12, 2009 at 1:00 p.m.

At the start of the hearing on January 12, 2009 the tenant's counsel proposed a settlement to resolve this dispute. This settlement was accepted by the landlord and the parties requested that I document the resolution pursuant to section 63(2) of the *Act*.

#### Settlement Agreement Reached by the Tenant and Landlord

1. The tenant agrees to vacate the rental unit effective February 28, 2009 at 1:00 p.m.;
2. The landlord agrees that the tenant will not be required to pay the monthly rent of \$400.00 for the use and occupancy of the rental unit for the month of February 2009; and
3. The tenant withdraws all portions of her application for dispute resolution, including compensation for loss or damage, against the landlord.

#### Conclusion:

Pursuant to section 63 of the *Act* I consider this dispute resolved by mutual agreement of the parties. I grant the landlord an Order of Possession effective **February 29, 2009** at **1:00 p.m.** in enforcement of this agreement.

Dated January 12, 2009.