



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes CNC, CNL, MNR, MNDC, MNSD, OLC, ERP, RP, PSF, RPP, LRE, AAT, RR, FF, O

This was the hearing of an application by the tenant for an order cancelling a one month Notice to End Tenancy for cause. The tenant also applied for a monetary order in the amount of \$20,000.00 and for a variety of other orders, including repair orders, orders restricting the landlord's access to the rental unit and orders that the landlord comply with the Act, Regulation or tenancy agreement.

At the hearing the tenant advised that he would be moving out of the rental unit on October 31, 2010. He said that he was moving "under duress", but he was no longer seeking the cancellation of the Notice to End Tenancy.

One of the tenant's chief complaints related to an attempt by the resident manager and another person identified as the owner of the rental property to enter the rental unit on September 1, 2010 after inadequate notice to the tenant. The tenant said that this event was the reason why he decided to move. The tenant agreed to the issuance of an order for possession effective November 1, 2010. I therefore dismiss the tenant's application to cancel the Notice to End Tenancy and I grant the landlord an order for possession effective November 1, 2010 after service on the tenant. This order may be registered in the Supreme Court and enforced as an order of that court.

Because the tenancy will end in three days, I find there is no basis for repair orders, orders restricting the landlord's access or orders that the landlord comply with the Act, Regulation or Tenancy Agreement. These claims are dismissed without leave to reapply.

The tenant claimed a monetary order in the amount of \$20,000.00. The tenant's evidence does not show any entitlement to a monetary order. I dismiss the tenant's claim for a monetary order without leave to reapply.