



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Public Safety and Solicitor General

## **DECISION**

Dispute Codes      CNC, MNDC, OLC, RR

### Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking to cancel a notice to end tenancy; a monetary order; an order to have the landlord comply with the *Residential Tenancy Act (Act)*, regulation or tenancy agreement; and an order to reduce rent.

The hearing was conducted via teleconference and was attended by the tenant and the landlord. Both parties did have witnessed arranged but no witnesses were called into the hearing.

### 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; to a monetary order for compensation for loss or damage; to an order to have the landlord comply with the *Act*, regulation or tenancy agreement; and to have rent reduced for repairs, services or facilities agreed to but not provided, pursuant to Sections 27, 28, 47, 67, and 72 of the *Act*.

### Background and Evidence

The parties reached the following settlement agreement during the hearing.

1. The landlord withdraws the 1 Month Notice to End Tenancy for Cause issued on November 30, 2010;
2. The tenant withdraws his Application for Dispute Resolution;
3. The tenant agrees to vacate the rental unit no later than January 15, 2011;
4. The landlord agrees to return the tenant's security deposit and interest in full (\$420.00 plus \$13.96);
5. The tenant agrees to leave the rental unit clean and in a condition of good repair;
6. The landlord agrees to not hold the tenant responsible for the condition of the carpet in the rental unit.



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## Conclusion

In support of this settlement agreement I grant the landlord an Order of Possession effective **January 15, 2011 after service on the tenant**. This order must be served on the tenant and may be filed in the Supreme Court and 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: December 23, 2010.

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Residential Tenancy Branch