



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes MT, CNC, OLC, OPR, MNR, & FF

Introduction

This hearing dealt with cross applications by the parties. The tenant filed an application seeking additional time to dispute a 1 month Notice to End Tenancy for Cause. The tenant also sought an order that the landlord comply with the tenancy agreement and *Act*. The landlord filed an application seeking an Order of Possession and monetary relief due to unpaid rent by the tenant.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross examine the other party, and make submissions to me.

Opportunity to Settle Dispute:

Section 63 of the *Act* allows for parties to reach a mutual agreement to settle their dispute, with or without the assistance of the Dispute Resolution Officer. Section 63 and the rules of procedure also provide that if a settlement is reached, the terms of the settlement can be documented in a decision by the Dispute Resolution Officer and any Order issued in enforcement of a settlement has the same force and effect as an Order issued without the agreement of the parties.

The landlord and the tenants reached a mutual agreement to resolve their dispute. The terms of the agreement are as follows:

1. The parties agree that the rent for January and February 2011 has been paid;
2. The parties agree to a mutual end of the tenancy effective **March 31, 2011 at 1:00 p.m.** and that the landlord will be issued an Order of Possession for that effective date;
3. The parties agree that the dryer in the rental unit is to be disconnected immediately and the landlord is authorized to have a qualified electrician disconnect the power source to the dryer; and

4. That the tenant will pay the rent owed for March on the 1st as agreed to in the tenancy agreement.

Conclusion

Pursuant to section 63 of the *Act* the parties have resolved their dispute by mutual agreement as set out in this written decision.

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: February 07, 2011.

Residential Tenancy Branch