



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: *OPC, FF.*

Introduction.

This hearing dealt with an application by the landlord, pursuant to the *Residential Tenancy Act*. The landlord applied for an order of possession and for the recovery of the filing fee. Both parties attended the hearing and were given full opportunity to present evidence and make submissions.

Issues to be decided

Does the landlord have reason to end the tenancy or should the notice to end tenancy be set aside and the tenancy be allowed to continue?

Background and Evidence

The tenancy started on May 01, 2010. The monthly rent is \$1,500.00 due in advance on the first day of the month.

On November 30, 2011, the landlord served the tenant with a notice to end tenancy for cause. The reasons for the notice were discussed. During this discussion the parties engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Analysis

Pursuant to Section 63 of the *Residential Tenancy Act*, the dispute resolution officer may assist the parties 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.

During this hearing, the parties reached an agreement to settle their dispute on the following terms.

- The landlord agreed to allow the tenancy to continue till March 31, 2012.
- The tenant agreed to move out on or before 1:00 pm on March 31, 2012.
- An order of possession will be issued to the landlord effective this date.
- The tenant agreed to abide by the noise bylaws.
- The tenant agreed to pay any fines levied by strata resulting from non compliance with strata by laws.
- Both parties agreed that these particulars comprise the full and final settlement of all aspects of this dispute for both parties.

Conclusion

I grant the landlord an order of possession effective on or before **1:00 pm on March 31, 2012**. The landlord may retain \$50.00 for the filing fee, from the security deposit.

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: January 03, 2012.

Residential Tenancy Branch