



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, ERP, RP

Introduction

This hearing was convened by way of conference call in response to an application made by the tenants for an order cancelling a notice to end tenancy for unpaid rent or utilities, for an order that the landlord make emergency repairs to the rental unit for health or safety reasons, and for an order that the landlord make repairs to the unit, site or property.

An agent for the landlord attended the conference call hearing, and one of the tenants also attended. The other tenant is no longer residing in the rental unit and did not attend the conference call hearing. The application before me with respect to that tenant is hereby dismissed.

During the course of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The notice to end tenancy dated January 2, 2012 and the notice to end tenancy dated January 4, 2012 are both hereby cancelled;
2. The tenant will pay rent in the amount of \$500.00 on February 1, 2012 in full satisfaction of rent for the month of February, 2012;
3. The tenant will pay rent in the amount of \$700.00 on February 15, 2012 in full satisfaction of rent for the months of December, 2011 and January, 2012;
4. The landlord will have an Order of Possession effective February 16, 2012 at 1:00 p.m. and the tenancy will end at that time;
5. The landlord and the tenant will independently negotiate the landlord's portion of utilities due to the tenant to the end of the tenancy.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective February 16, 2012 at 1:00 p.m. If the tenant is served with the Order

of Possession and fails to comply with the order, the order may be filed for enforcement with the Supreme Court of British Columbia 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: January 27, 2012.

Residential Tenancy Branch