



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

### Dispute Codes:

CNR, MNSD, LRE, FF

### Introduction

This hearing was held in response to the tenant's Application for Dispute Resolution in which the tenant has applied to cancel a 1 Month Notice Ending Tenancy for Cause, return of the deposit, an Order suspending or setting conditions on the landlord's right to enter the unit and return of the filing fee costs.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants. The hearing process was explained, evidence was reviewed and the parties were provided with an opportunity to ask questions about the hearing process. They were provided with the opportunity to submit documentary evidence prior to this hearing, all of which has been reviewed, to present affirmed oral testimony and to make submissions during the hearing. I have considered all of the evidence and testimony provided.

### Preliminary Matters

The tenant indicated several matters of dispute on her application and confirmed that the main issue to deal with during this proceeding was the Notice to End Tenancy. For disputes to be combined on an application they must be related. Not all the claims on this application were sufficiently related to the main issue to be dealt with together. Therefore, I dealt with the tenant's request to set aside or cancel the Notice to End Tenancy for Cause and I dismissed the balance of the tenant's claim with liberty to re-apply.

### Mutually Settled Agreement

The tenant stated she no longer wished to reside in the unit. The parties then both agreed that the tenancy will end effective 1 p.m. on April 24, 2012; at which point the tenant will give the landlord possession of the rental unit.

During the hearing I reviewed the requirements of the Act in relation to landlord entry to a unit, disbursement of a security deposit at the end of a tenancy and move-out condition inspection reports.

Each party has been sent a copy of the *Guide for Landlords and Tenants in British Columbia* and they were encouraged to contact the Residential Tenancy Branch if they required detailed information on any matter related to the tenancy.

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: March 14, 2012.

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Residential Tenancy Branch