



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

SETTLEMENT AGREEMENT

Dispute Codes CNC

Introduction

This hearing dealt with an application by the tenant to cancel a notice to end tenancy for cause. The tenant and the landlord participated in the teleconference hearing.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

- 1) The tenant agrees to withdraw his application;
- 2) The landlord agrees to withdraw the notice to end tenancy;
- 3) The tenant agrees that neither he nor any of his guests will engage in illegal drug use or any other activity that unreasonably disturbs other occupants or the landlord, particularly during the hours of 11:00 p.m. and 7:00 a.m.; and
- 4) If the tenant breaches term (3) of this agreement, the landlord will serve an order of possession on the tenant, and the tenancy will end on May 31, 2012.

Conclusion

I grant the landlord an order of possession, effective May 31, 2012. If the tenant complies with the terms of this settlement agreement, the order of possession becomes of no force or effect. The order of possession is void and of no force and effect after May 31, 2012.

If the tenant fails to comply with the terms of this settlement agreement, the landlord may serve the order of possession on the tenant. If the landlord serves the order of possession on the tenant and the tenant fails to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to end the tenancy or apply for monetary compensation or other orders under the Act.

Dated: April 24, 2012.

Residential Tenancy Branch