



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC

### Introduction

This hearing dealt with an application by the tenant to cancel a notice to end tenancy for cause.

Both parties participated in the conference call hearing.

### Issue(s) to be Decided

Is the tenant entitled to any of the above under the Act.

### Background and Evidence

On April 27, 2012 the landlord served the tenant with a 1 Month Notice to End Tenancy for Cause.

The landlord testified that the police have approached him due to the illegal activity going on in the rental unit. The landlord stated that due to personal matters and the late service of the hearing documents, he had not had time to submit evidence for this hearing.

The landlord stated that is the tenant was in agreement he would be open to a mutual agreement to end the tenancy.

The tenant testified that she would agree to mutually end the tenancy and the parties both agreed to an effective end of tenancy date of June 30, 2012.

### 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. Specifically, both parties agreed to the following:

- The tenancy will effectively end by mutual agreement on June 30, 2012 at 1:00PM.
- The tenant has been advised that a move out inspection will need to be completed and the suite left in rentable condition.

As this dispute was resolved by mutual agreement and not based on the merits of the case, I decline the tenant's request to recover the filing fee paid for this application.

### Conclusion

A settlement has been reached regarding this matter as outlined above.

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: May 29, 2012

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Residential Tenancy Branch