



# 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 for an order to set aside a notice to end tenancy for cause. Both parties attended the hearing and had opportunity to be heard.

### **Issue to be Decided**

Does the landlord have grounds to end this tenancy?

### **Background and Evidence**

The tenancy began on August 01, 2011. The monthly rent is \$800.00 and prior to moving in the tenant paid a security deposit of \$400.00. On May 30, 2012, the landlord served the tenant with a one-month notice to end tenancy for cause.

At the start of the hearing the tenant indicated that she planned to move out by July 31, 2012. The landlord agreed to extend the move out date but requested overdue rent. I informed the landlord that he was at liberty to file his own application for a monetary order. During the hearing 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. Both parties agreed to the following terms:

1. The tenant agreed to move out on or before 1:00p.m. on July 31, 2012.
2. The landlord agreed to allow the tenancy to continue till this date.
3. The landlord will be issued an order of possession effective July 31, 2012.
4. Both parties agreed that these particulars comprise the full and final settlement of all aspects of this dispute for both parties.

**Conclusion**

Pursuant to the above agreement, I grant the landlord an order of possession effective on or before 1:00pm on July 31, 2012. Should the tenant fail 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 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: June 20, 2012.

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Residential Tenancy Branch