



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

CNR, OLC, RP, FF

Introduction

This hearing was convened in response to an Application for Dispute Resolution, in which the Tenant applied to set aside a Notice to End tenancy; for an Order requiring the Landlord to comply with the *Residential Tenancy Act (Act)* or the tenancy agreement; for an Order requiring the Landlord to make repairs; and to recover the filing fee from the Landlord for the cost of filing this application.

Both parties were represented at the hearing. They were provided with the opportunity to submit documentary evidence prior to this hearing, to present relevant oral evidence, to ask relevant questions, and to make relevant submissions to me.

Issue(s) to be Decided

The issues to be decided are whether there is a need for an Order requiring the Landlord to comply with the *Act* or to make repairs; whether the Notice to End tenancy for Cause should be set aside; and whether the Tenant is entitled to the return of double the security deposit paid in relation to this tenancy and to recover the cost of filing this Application for Dispute Resolution.

Background and Evidence

After considerable discussion all parties present at the hearing mutually agreed to resolve this dispute under the following terms:

- The Landlord will withdraw the Notice to End Tenancy
- The Landlord and the Tenant agree to mutually end this tenancy on June 30, 2012
- The Landlord and the Tenant agree to meet at 9:00 a.m. on June 30, 2012 for the purposes of inspecting the rental unit;
- The Landlord will be granted an Order of Possession that is effective on June 30, 2012.

Conclusion

On the basis of the settlement agreement reached at the hearing on June 20, 2012 I grant the Landlord an Order of Possession that is effective at 1:00 p.m. on June 30,

2012. This Order may be served on the Tenant, filed with 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 21, 2012.

Residential Tenancy Branch