



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

### Dispute Codes:

CNC, MNDC, LRE, LA, and FF

### Introduction

This hearing was scheduled in response to the Tenant's Application for Dispute Resolution, in which the Tenant applied to set aside a Notice to End Tenancy for Cause; for an Order authorizing the Tenant to change the locks; for an Order setting conditions on the Landlord's right to enter the rental unit; for money owed or compensation for damage or loss; and to recover the filing fee from the Landlord for the cost of this Application for Dispute Resolution.

Both parties were represented at the hearing.

### Issue(s) to be Decided

The issue to be decided is whether the Notice to End Tenancy for Cause, served pursuant to section 47 of the *Residential Tenancy Act (Act)*, should be set aside, whether there is a need for an Order setting conditions on the Landlord's right to enter the rental unit; whether there is a need to change the locks; and whether the Tenant is entitled to recover the filing fee from the Landlord for the cost of this Application for Dispute Resolution.

### Background and Evidence

Shortly after the commencement of the proceedings the Landlord and the Tenant mutually agreed to settle this dispute under the following terms:

- The parties mutually agree to end the tenancy on July 31, 2012 at 1:00 p.m.
- The Landlord agrees to withdraw the Notice to End Tenancy that was placed in the Tenant's mail box on June 21, 2012
- The Landlord will receive an Order of Possession for the rental unit that is effective at 1:00 p.m. on July 31, 2012
- The Landlord and the Tenant agree to meet for the purposes of inspecting the rental unit at 1:00 p.m. on July 31, 2012
- The Landlord will not enter the rental unit for the duration of the tenancy except in a manner that complies with the *Act*
- The Tenant will withdraw her application for a monetary Order and both parties understand that she may file another Application for Dispute Resolution seeking financial compensation

- The Tenant will reduce her rent payment for July of 2012 by \$25.00 in partial compensation for the fee she paid to file this Application for Dispute Resolution.

Conclusion

On the basis of the agreement reached during these proceedings, I grant the Landlord an Order of Possession that will be effective at 1:00 p.m. on July 31, 2012.

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 26, 2012.

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Residential Tenancy Branch