



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.

Residential Tenancy Branch