



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 a tenant's application to cancel a 1 Month Notice to End Tenancy for Cause. Both parties appeared or were represented at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

During the hearing the parties reached a mutual agreement to resolve this dispute that I have recorded by way of this decision.

Issue(s) to be Decided

What are the terms of the mutual agreement?

Background and Evidence

The parties mutually agreed to the following:

1. The tenancy shall continue until September 1, 2012 at which time the tenant will return vacant possession of the rental unit to the landlord.
2. The tenant will pay rent when due for the remainder of the tenancy.
3. The tenant will leave the rental unit reasonably clean and undamaged at the end of the tenancy as required under the Act.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record a settlement agreement in the form of a decision or order. I have accepted the settlement agreement reached by the parties during this hearing and make the terms an Order to be binding upon both parties. I have recorded the settlement agreement by way of this decision and have

provided the landlord with an Order of Possession effective at 1:00 p.m. on September 30, 2012.

Having heard from the parties for approximately 1.5 hours, pursuant to section 62 of the Act, I also find it appropriate and necessary to ORDER the tenant to ensure she or her son or her pets, or any other persons permitted on the property by her, do not unreasonably disturb or significantly interfere with other occupants' quiet enjoyment of the residential property during the remainder of the tenancy.

Conclusion

This dispute has been resolved by a settlement agreement. The tenancy shall end September 30, 2012. The landlord has been provided an Order of Possession effective at 1:00 p.m. on September 30, 2012. The tenant has been ordered to refrain from behaviour that may unreasonably disturb or significantly interfere with other occupants of the residential property during the remainder of the tenancy.

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: August 01, 2012.

Residential Tenancy Branch