



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

CNC, FF

Introduction

This hearing dealt with an application by the tenant for an order to set aside a notice to end tenancy for cause. The tenant also applied for the recovery of the filing fee.

Both parties attended the hearing and had opportunity to be heard.

Issue to be Decided

Does the landlord have grounds to end this tenancy? Is the tenant entitled to the recovery of the filing fee?

Background and Evidence

The tenancy began on December 01, 2012. The monthly rent is \$1,350.00 due on the first of the month. On July 16, 2012, the landlord served the tenant with a one-month notice to end tenancy for cause.

The reason for the notice was that the tenant was repeatedly late paying rent. The landlord filed evidence to support her testimony that the tenant was late on rent for the months of January, June and July 2012. The tenant did not dispute this.

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 10:00a.m. on September 30, 2012.
2. The landlord agreed to allow the tenancy to continue till 10:00 a.m. on September 30, 2012.
3. The landlord will be issued an order of possession effective this date.
4. The tenant agreed to have minimal interaction with the landlord and agreed to pay rent for September on September 01, 2012.
5. Both parties stated that they understood and agreed that these particulars comprise the full and final settlement of all aspects of this dispute for both parties.

Pursuant to the above agreement, I grant the landlord an order of possession effective on or before 10:00a.m. on September 30, 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.

As this dispute was resolved by mutual agreement and not based on the merits of the case, I decline the tenant's request to recover the filing fee paid for this application.

Conclusion

I grant the landlord an order of possession effective on or before 10:00a.m. on September 30, 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: August 23, 2012.

Residential Tenancy Branch