



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, MNDC, RP, RR

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants to cancel a one month notice for cause issued on August 13, 2012, for a monetary order for loss under the Act, to have the landlord make repairs to the unit and to allow a tenant to reduce rent for repairs.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions at the hearing.

The parties confirmed receipt of all evidence submissions and there were no disputes in relation to review of the evidence submissions.

Rule 2.3 of the Residential Tenancy Branch Rules of Procedure authorizes me to dismiss unrelated disputes contained in a single application. In these circumstances the tenant indicated several matters of dispute on the Application for Dispute Resolution, the most urgent of which is the application to set aside the Notice to End Tenancy. I find that not all the claims on this Application for Dispute Resolution are sufficiently related to be determined during these proceedings. I will, therefore, only consider the tenant's request to set aside the Notice to End Tenancy. The balance of the tenant's application is dismissed, with leave to reapply.

## **SETTLEMENT AGREEMENT**

During the hearing, the parties agreed to settle the issue of tenancy on the following conditions:

- 1) The parties mutually agree to end tenancy effective October 31, 2012 at 1:00pm.
- 2) The landlord is granted an order of possession effective October 31, 2012 at 1:00pm.

### Conclusion

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

The tenants are a liberty to reapply for a monetary compensation for loss under the Act.

The landlord is granted an order of possession.

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: September 13, 2012.

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Residential Tenancy Branch