



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes MT, CNC, CNR, FF

### Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking to more to cancel a notice to end tenancy and to cancel two notices to end tenancy.

The hearing was conducted via teleconference and was attended by the landlord and the tenant.

### Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to more time to apply to cancel a notice to end tenancy for unpaid rent; to cancel a 10 Day Notice to End Tenancy for Unpaid Rent; and to cancel a 1 Month Notice to End Tenancy for Cause and to recover the filing fee from the landlord for the cost of the Application for Dispute Resolution, pursuant to Sections 46, 47, 67, and 72 of the *Residential Tenancy Act (Act)*.

### Background and Evidence

During the hearing the parties came to the following settlement:

1. The tenant agrees to withdraw his Application for Dispute Resolution;
2. The tenant agrees to pay the landlord \$450.00 towards rent for October 2012 no later than 7:00 p.m. October 30, 2012;
3. The tenant agrees to pay the landlord \$950.00 for rent for November 2012 no later than November 1, 2012;
4. The tenant agrees to pay the landlord \$500.00 for the balance of rent for October 2012 no later than November 9, 2012;
5. The landlord agrees that if the tenant makes all of these payments the tenancy will continue until November 30, 2012 at which time the tenant must vacate the rental unit;
6. The tenant agrees that if he fails to make any of the above noted payments he must vacate the rental unit immediately.

### Conclusion

In support of this settlement and with agreement of both parties I grant the landlord an order of possession effective **either November 30, 2012 or after failure to make one of the above noted payments and after service on the tenant.** This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

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: October 30, 2012.

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Residential Tenancy Branch