



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CHERIKOFF INVEST. CO LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNL, OPL, FF

Introduction

This hearing was convened in response to applications by the landlords and the tenant.

The landlords' application is seeking orders as follows:

1. For an order of possession; and
2. To recover the cost of filing the application.

The tenant's application is seeking orders as follows:

1. To cancel a 2 month notice to end tenancy for landlord use of property; and
2. To recover the cost of filing the application.

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

- 1) The tenant accepts the 2 month notice to end tenancy for landlord's use of property, with an effective vacancy date of March 31, 2013. The reason for the notice is the landlord has all necessary permits and approvals required by law to demolish the rental unit or repair the rental unit in a manner that requires the rental unit to be vacant;
- 2) The landlord agreed the tenant is entitled to receive the sum of **\$780.00**, which is the equivalent to one month's rent payable, as compensation under the Act.
- 3) The landlord agreed the tenant is entitled to the return of the security deposit in the sum of **\$390.00** plus interest of **\$14.83**.
- 4) The landlord agreed the above amounts will be provided to the tenant at the end of the tenancy.

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

Conclusion

As a result of the above settlement, the tenant is granted a monetary order in the amount of **\$1,184.83**. This order is enforceable in the Provincial Court should the landlord fail to comply with the settlement agreement.

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: March 05, 2013

Residential Tenancy Branch

