



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

Landlord: OPC and FF
Tenant: MT, CNC, OLC, O and FF

Introduction

This hearing was convened on applications by both the landlord and the tenant.

By application of March 18, 2013, the landlord sought an Order of Possession pursuant to a Notice to End Tenancy for cause and to recover the filing fee for this proceeding.

By application of March 1, 2013, the tenant sought an extension of time to make application, to have the Notice to End Tenancy set aside, an Order that the landlord comply with residential tenancy legislation, recovery of his filing fee and other unspecified claims.

Issue(s) to be Decided

Is there a lawful and valid Notice to End Tenancy? If so, should it be upheld or set aside on its merits?

Settlement Agreement

During the hearing, the tenant confirmed that he has found new accommodation and agreed to vacate the rental on April 30, 2013.

The landlord's agent pledged to comply fully with the *Residential Tenancy Act* in the interim. In the event he does not speak for the landlord on that question, as authorized by section 62(3) of that *Act*, I hereby order that the landlord comply fully with the *Act* in managing tenancies.

The parties agreed that the landlord will be issued with an Order of Possession to take effect at 1 p.m. on April 30, 2013.

Conclusion

The landlord's copy of this decision is accompanied by an Order of Possession, enforceable through the Supreme Court of British Columbia to take effect at 1 p.m. on April 30, 2013.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the *Act*. Should either party violate any of these terms, it is open to the other to seek an appropriate remedy under the *Act*.

As this matter was settled, I decline to award recovery of the filing fees to either party.

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 26, 2013

Residential Tenancy Branch

