



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding SONG XANH HOLDINGS LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

CNL

Introduction

This hearing was convened in response to an application by the tenant for dispute resolution. The tenant filed on May 08, 2013 pursuant to the *Residential Tenancy Act* (the Act) for Orders as follows;

1. To cancel the landlord's 2 Month Notice to End for landlord's use of property dated May 01, 2013, with an effective date of July 31, 2013 – Section 49

Both parties attended the hearing and were given opportunity to settle their dispute, present relevant evidence, and make relevant submissions. Prior to concluding the hearing both parties acknowledged they had presented all of the relevant evidence that they wished to present.

During the course of the hearing the parties discussed their dispute and agreed to settle all the issues in dispute to the full satisfaction of both parties, and that I record their settlement as per Section 63 of the Residential Tenancy Act, as follows. It must be noted that the items in agreement **are in addition** to any compensation to which the tenant is entitled under the Act.

1. the tenant and landlord agree that **this tenancy will end July 31, 2013**, and
2. the tenant and landlord agree the landlord will receive an **Order of Possession effective July 31, 2013**, and
3. the tenant and landlord agree the landlord will provide the tenant with a cheque or cash in the amount of **\$600.00**, *on or before the day the tenant vacates the rental unit*, and
4. the tenant agrees to leave the rental unit *reasonably clean*, and
5. the landlord agrees to provide the tenant with a favourable letter of reference for prospective landlords, to aid in securing new accommodations.

Conclusion

I grant the landlord an Order of Possession, effective July 31, 2013. The tenant

must be served with this Order. If the landlord serves the Order of Possession on the tenant and the tenant fails 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.

This Decision and settlement is final and binding on both parties.

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: June 04, 2013

Residential Tenancy Branch