



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Boorman Investment Co. Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNC MNDC LAT RR FF

### Introduction

This hearing was convened as a result of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The tenant applied to cancel a notice to end tenancy for cause, for a monetary order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, for an order authorizing the tenant to change the locks to the rental unit, for an order authorizing the tenant to reduce rent for repairs, services or facilities agreed upon but not provided, and to recover the filing fee.

The tenant, an agent for the landlord (the "agent"), and the owner of the property/landlord attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

### Preliminary and Procedural Matter

Rule 2.3 of the Residential Tenancy Branch Rules of Procedure authorizes me to dismiss unrelated disputes contained in a single application. In this circumstance 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 this proceeding. I will, therefore, only consider the tenant's request to set aside the Notice to End Tenancy and the tenant's application to recover the filing fee at this proceeding. The balance of the tenant's application is dismissed, **with leave to re-apply.**

### Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the tenancy will end on **September 30, 2013 at 1:00 p.m.**
2. The landlord is granted an order of possession effective September 30, 2013 at 1:00 p.m. The landlord must serve the tenant with the order of possession.
3. The parties agree to meet at the rental unit on September 30, 2013 at 1:30 p.m. for the purposes of participating in an outgoing condition inspection.
4. The landlord agrees to release the tenant from her fixed term tenancy agreement effective September 30, 2013.

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

### Conclusion

I order the parties to comply with the terms of their settlement agreement.

I grant the landlord an order of possession effective September 30, 2013 at 1:00 p.m. This order must be served on the tenant. This order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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 17, 2013

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Residential Tenancy Branch

