



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Bedford appts  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      CNC, MNDC, RP

### Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking to cancel a notice to end tenancy; to an order to have the landlord complete repairs; and a monetary order.

The hearing was conducted via teleconference and was attended by the tenant, her witness and two agents for the landlord.

### Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to cancel a 1 Month Notice to End Tenancy for Cause; to an order to have the landlord eradicate bedbugs; and to a monetary order for items removed from the tenant's rental unit, pursuant to Sections 32, 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 withdraws her Application for Dispute Resolution;
2. The tenant agrees to vacate the rental property on or before September 30, 2013;
3. The landlord agrees the tenant does not have to pay rent in the amount of \$441.15 for the month of September 2013;
4. The landlord agrees to pay the tenant \$1,000.00 in compensation for the losses suffered by the tenant related to bedbugs.

### Conclusion

In support of this settlement and with agreement of both parties I grant the landlord an order of possession effective **September 30, 2013 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.

Also in support of this settlement and with agreement of both parties I grant the tenant a monetary order in the amount of **\$1,000.00**

This order must be served on the landlord. If the landlord fails to comply with this order the tenant may file the order in the Provincial Court (Small Claims) 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: September 17, 2013

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Residential Tenancy Branch

