



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

CNC, DRI, MNDC, OLC

Introduction

This hearing was scheduled in response to the Tenant's Application for Dispute Resolution, in which the Tenant applied to set aside a Notice to End Tenancy for Cause; for an Order requiring the Landlord to comply with the tenancy agreement and/or the *Residential Tenancy Act (Act)*; to dispute an additional rent increase; and for a monetary Order for money owed or compensation for damage or loss.

The male Landlord and the Tenant were represented at the hearing. The Tenant and the Landlord agree that copies of the Application for Dispute Resolution and Notice of Hearing were personally served to the female Landlord on September 17, 2013.

The Landlord submitted documents to the Residential Tenancy Branch, copies of which were served to the Tenant. The Tenant acknowledged receipt of the Landlord's evidence and it was accepted as evidence for these proceedings. The Tenant submitted documents to the Residential Tenancy Branch, copies of which were served to the Landlord. The Landlord acknowledged receipt of the Tenant's evidence and it was accepted as evidence for these proceedings.

Issue(s) to be Decided

Should the Notice to End Tenancy for Cause be set aside; is there a need for an Order requiring the Landlord to comply with the tenancy agreement and/or the *Act* ; has there been an unlawful rent increase; and is the Tenant entitled to a monetary Order?

Background and Evidence

After some initial discussion the Landlord and the Tenant mutually agreed to resolve this dispute under the following terms:

- The parties mutually agree to end this tenancy on December 31, 2013
- The Landlord agrees that the Tenant's boyfriend can stay overnight at the rental unit whenever he is invited to stay by the Tenant.

Analysis

The parties have settled this dispute under the aforementioned terms.

Conclusion

On the basis of the settlement agreement, I grant the Landlord an Order of Possession that is effective at 1:00 p.m. on December 31, 2013.

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: October 28, 2013

Residential Tenancy Branch

