



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL 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 2 Month Notice to End Tenancy for Landlord's Use of Property (the "2 Month Notice"), and to recover her filing fee.

The tenant, a witness for the tenant, the respondent landlord and the spouse of the respondent 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.

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 **March 31, 2014 at 1:00 p.m.**
2. The landlord is granted an order of possession effective **March 31, 2014 at 1:00 p.m.** The landlord must serve the tenant with the order of possession.
3. The landlord agrees to waive December 2013 rent of \$850.00 as full compensation to the tenant pursuant to section 51 of the *Act* as the landlord issued a Two Month Notice dated November 6, 2013.
4. The tenant withdraws her application in full and waives her filing fee as part of this mutually settled agreement.

5. The tenant agrees to pay rent by cheque to the landlord by the 1st day of each month, and the landlord agrees to mail all receipts from March 2011 to the end of the tenancy to the tenant. The parties confirmed the mailing address of the other party during the hearing.

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 described above.

The landlord has been granted an order of possession effective March 31, 2014 at 1:00 p.m. This order must be served on the tenant and 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: December 18, 2013

Residential Tenancy Branch

