



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PACIFIC QUAURUM PROPERTIES (AKA: PACIFIC QUORUM PROPERTIES)
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR

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 unpaid rent or utilities.

The tenant and an agent for the landlord (the "agent") 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.

The agent confirmed that the landlord did not serve evidence in response to the tenant's application. The tenant was advised that her evidence package was being excluded from the hearing as she served her evidence package late to the Residential Tenancy Branch, having been advised of the rules of procedure in the Notice of Hearing document prior to the hearing.

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 **February 15, 2014 at 1:00 p.m.**
2. The landlord is granted an order of possession effective February 15, 2014 at 1:00 p.m. The landlord must serve the tenant with the order of possession.

3. The parties agree that rent for the period of February 1, 2014 to February 15, 2014 will be paid by the tenant surrendering her full security deposit of \$437.50 to the landlord effective February 1, 2014. The landlord agrees to waive rent for the period of February 16, 2014 to February 28, 2014 as long as the tenant has fully vacated the rental unit on or before February 15, 2014 at 1:00 p.m.
4. The tenant withdraws her application in full and the landlord withdraws the 10 Day Notice dated December 5, 2013, as part of this mutually settlement agreement.
5. The parties agree that the tenant will show the rental unit to prospective tenants with 24 hour prior written notice from the landlord, and the tenant agrees not to slander the landlord.

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.

The landlord has been granted an order of possession effective February 15, 2014 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: January 30, 2014

Residential Tenancy Branch

