



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding URBAN VISION HOUSING SOCIETY  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNC MNDC ERP RP

### 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 1 Month Notice to End Tenancy for Cause (the "1 Month Notice"), for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, for an order directing the landlord to make emergency repairs for health or safety reasons, and to make repairs to the unit, site or property.

The tenant and an agent for the landlord (the "agent") attended the teleconference 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 Matter

During the hearing, the parties agreed to amend the tenant's application to reflect the correct spelling of landlord agent, AL. As a result, the tenant's application was amended to reflect the correct spelling of landlord agent, AL.

### Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

1. The parties agree that the tenancy will end on **August 31, 2014 at 1:00 p.m.** The landlord is granted an order of possession effective **August 31, 2014 at 1:00 p.m.** The landlord must serve the tenant with the order of possession.

2. The tenant agrees to not have guests over at the rental unit before 9:00 a.m. daily.
3. The tenant agrees to withdraw his application in full, and the parties agree that the 1 Month Notice dated November 28, 2013 has been withdrawn as part of this mutually settled agreement.
4. The landlord agrees to release the tenant from the tenancy agreement early if the tenant is able to find a new residence before August 31, 2014.

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 August 31, 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 27, 2014

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Residential Tenancy Branch

