



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, LAT

Introduction

This hearing was convened by way of conference call in response to an application made by tenant to cancel a notice to end tenancy for cause and to authorise the tenant to change the locks to the rental suite.

The landlord and the tenant appeared for the hearing. No issues in relation to the service of the hearing documents under the *Residential Tenancy Act* (referred to as the Act) were raised by any of the parties.

At the start of the hearing, the tenant indicated that she had an intention to move out of the rental suite at some point in the near future. As a result, the landlord was willing to negotiate with the tenant an agreed move out date for the tenant.

Analysis & Conclusion

Pursuant to section 63 of the Act, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of the dispute.

Both parties agreed to settle the dispute in full under the following terms:

1. The landlord and tenant agreed to end the tenancy on January 31, 2014.
2. As a result, the tenant was agreeable to the landlord being issued with an Order of Possession effective for 1:00 p.m. on January 31, 2014 which the landlord can serve onto the tenant **if** the tenant fails to vacate on this date and time.

The landlord and tenant are cautioned that their rights and obligations for the return of the security deposit at the end of the tenancy are still in effect.

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective **January 31, 2014 at 1:00 p.m.** This order is final and binding on the parties and may be enforced.

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: January 10, 2014

Residential Tenancy Branch

