



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, OPR, MNR, MNSD,FF

Introduction:

The tenant has applied for an Order to cancel a Notice to End the Tenancy dated March 5, 2014 for non-payment of Rent, and an application in file 249878 for compensation for the failure of the landlord to make repairs and loss of quiet enjoyment. The landlord brought an application for an Order for Possession and monetary Order for unpaid rent.

Facts:

A hearing was conducted in the presence of both parties. A tenancy began on March 1, 2013 with rent in the amount of \$ 1,200.00 due in advance on the first day of each month. The tenant paid a security deposit amounting to \$ 600.00 on or about February 20, 2013.

Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) as follows:

- a. The parties have agreed to end the tenancy effective April 30, 2014 at 5:00 PM,
- b. The landlord agrees that the tenant will not be responsible to pay any rent for the month of April as full consideration for the tenant abandoning all claims in this application and in file number 249878 and as consideration for this settlement,
- c. The landlord agrees to abandon all claims in this application as consideration for this settlement, and

- d. The parties agree that there will not be any further disputes in this tenancy save and except matters arising from the condition of the suite upon the end of the tenancy, the security deposit and section 38 of the Act.

Conclusion:

As a result of the settlement I have granted the landlord an Order for Possession effective April 30, 2014 at 5:00 PM. This order may be enforced in the Supreme Court of B.C. The tenant must be served with this Order and decision as soon as possible. There shall be no order as to reimbursement of the filing fee herein to either party. I have dismissed all of the tenant's claims herein in file number 249878 and all of the landlord's claims herein.

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: April 28, 2014

Residential Tenancy Branch

