



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, CNL, MNDC, OLC, FF

Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking to cancel two notices to end tenancy and a monetary order.

The hearing was conducted via teleconference and was attended by the tenant and the landlord.

Residential Tenancy Branch Rule of Procedure 2.3 states that an Arbitrator may dismiss unrelated disputes that are contained in a single application. As the tenant has applied to cancel two notices to end tenancy and to obtain a monetary order for to recover a rent increase I find that the additional order sought by the tenant is unrelated to the issue of the notices to end tenancy.

As such, I dismiss the portion of the tenant's Application seeking compensation, with leave to reapply at a future date.

Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to cancel a 1 Month Notice to End Tenancy for Cause and a 2 Month Notice to End Tenancy for Landlord's Use of Property and to recover the filing fee from the landlord for the cost of the Application for Dispute Resolution, pursuant to Sections 47, 49, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

During the hearing the parties reached the following settlement:

1. The tenant agrees to vacate the rental unit no later than April 30, 2014;

2. The landlord agrees to waive the rent for the month of April 30, 2014; and
3. The landlord agrees to pay the tenant \$25.00 towards the filing fee.

Conclusion

In support of this settlement and with agreement of both parties I grant the landlord an order of possession effective **April 30, 2014 after service on the tenant**. This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

Also in support of this settlement and agreement of both parties I grant the tenant a monetary order in the amount of **\$25.00**. This order must be served on the landlord. If the landlord fails to comply with this order the tenant may file the order in the Provincial Court (Small Claims) and be enforced as an order of that Court.

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 01, 2014

Residential Tenancy Branch

