



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding D.D Aquisition C/O Larlyn Property Management Ltd
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC, MNR

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant for an order cancelling a notice to end tenancy and for a monetary order for the cost of emergency repairs.

The tenant and an agent for the landlord company attended the conference call hearing and the tenant was accompanied by an observer, who did not testify and did not speak at all other than to identify himself. The landlord's agent did not oppose the observer's presence.

The parties gave affirmed testimony and were given the opportunity to cross examine each other on the evidence and testimony provided.

During the course of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The tenant withdraws the application for a monetary order for the cost of emergency repairs;
2. The landlord will have an Order of Possession effective May 31, 2014 at 1:00 p.m. and the tenancy will end at that time;
3. The landlord will keep any security deposit and pet damage deposit currently held in trust;
4. The tenant will not pay rent for the month of May, 2014.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective May 31, 2014 at 1:00 p.m.

I further order the landlord to keep the security deposit and any pet damage deposit that may have been paid by the tenant.

I further order that the tenant not be required to pay any further amount to the landlord for May, 2014 rent.

The tenant's application for a monetary order for the cost of emergency repairs is hereby dismissed as withdrawn.

These orders are final and binding 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: May 07, 2014

Residential Tenancy Branch

