



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC FF
 CNC

Introduction

This hearing dealt with cross Applications for Dispute Resolution filed by both the Landlord and the Tenant.

The Landlord filed on June 20, 2014, to obtain an Order of Possession for cause and to recover the cost of the filing fee from the Tenant for this application.

The Tenant filed on May 9, 2014, seeking an Order to cancel a 1 Month Notice to end tenancy issued for cause.

The parties appeared at the teleconference hearing, acknowledged receipt of evidence submitted by the other and gave affirmed testimony. At the outset of the hearing I explained how the hearing would proceed and the expectations for conduct during the hearing, in accordance with the Rules of Procedure. Each party was provided an opportunity to ask questions about the process however, each declined and acknowledged that they understood how the conference would proceed.

During the hearing each party was given the opportunity to provide their evidence orally and respond to each other's testimony. A summary of the testimony is provided below and includes only that which is relevant to the matters before me.

Issue(s) to be Decided

Have these parties mutually agreed to settle these matters?

Background and Evidence

It was undisputed that the parties executed a written tenancy agreement for a month to month tenancy that commenced on November 15, 2011. The tenancy agreement lists market value rent of \$780.00, at the time the tenancy agreement was signed, and the Tenant pays subsidized rent. On November 10, 2011 the Tenant paid \$392.00 as the security deposit.

During the course of these proceedings the parties agreed to settle these matters.

Analysis

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 their dispute on the following mutually agreed upon terms:

- 1) Both parties withdraw their applications for Dispute Resolution;
- 2) This tenancy will end effective December 31, 2014; and
- 3) The Tenant's current dog will be allowed to reside in the rental unit until December 31, 2014; and
- 4) The Tenant agrees that she will not acquire any other pets for the duration of her tenancy.

In support of the above settlement agreement the Landlord will be issued an Order of Possession effective December 31, 2014.

Conclusion

The parties have mutually agreed to settle these matters.

The Landlord has been issued an Order of Possession effective **December 31, 2014, after service upon the Tenant**. In the event that the Tenant does not comply with this Order it may be filed with the Province of British Columbia Supreme Court and 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: July 04, 2014

Residential Tenancy Branch

