



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Crossroads Enterprises Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC, FF

Introduction

This hearing was convened as the result of the tenant's application for dispute resolution under the Residential Tenancy Act (the "Act").

The parties appeared and each submitted their respective positions.

Thereafter a mediated discussion ensued and the parties agreed to resolve their differences.

Settled Agreement

The tenant and the landlord agreed that they could resolve their differences and reach a mutual settlement under the following terms and conditions:

1. The tenant agrees that certain behaviour, discussed at the hearing and involving prostitution, prostitutes, drug dealers, and drug dealing, led to the landlord issuing the tenant a 1 Month Notice to End Tenancy for Cause (the "Notice");
2. The tenant agrees that he has and will continue to refrain from that behaviour or allowing other parties in his rental unit or on the residential property that led to the landlord's Notice;
3. The tenant understands the landlord will be issued an order of possession for the rental unit, based upon the settled agreement, and that if the tenant or any guest causes one more incident which led to the Notice, the landlord may serve the order of possession on the tenant and obtain a writ of possession;
4. The landlord agrees to not serve the order of possession on the tenant unless the tenant or any guest causes one more incident which led to the Notice;
5. The tenant understands that if the landlord serves the order of possession for the rental unit on him, the order is effective 2 days after service of the order;

6. The parties agree that the order of possession for the rental unit granted to the landlord will be effective for one year following the date of the order; and
7. The parties acknowledge their understanding that this settled Decision resolves the matters contained in the tenant's application and that no finding is made on the merits of the said application for dispute resolution.

Conclusion

The tenant and the landlord have reached a settled agreement.

Based upon the settled agreement as outlined above, I provide the landlord with an order of possession for the rental unit in the event it becomes necessary to serve the order of possession on the tenant. The order of possession is effective 2 days after service of the order. This order is a legally binding, final order, and may be filed in the Supreme Court of British Columbia for enforcement as an order of that Court should it become necessary.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this settled agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to seek remedy.

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* and is being mailed to both the applicant and the respondent.

Dated: July 25, 2014

Residential Tenancy Branch

