



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, CNL, OPL, FF

Introduction

This hearing was convened in response to applications by the landlord and the tenant.

The landlord's application is seeking orders as follows:

1. For an order of possession;
2. For a monetary order for unpaid rent;
3. To keep all or part of the security deposit; and
4. To recover the filing fee from the tenant.

The tenant's application is seeking orders as follows:

1. To Cancel a 2 Month Notice to End Tenancy for Landlord Use of Property;
2. For a monetary order for money owed or compensation for loss or damage under the Act; and
3. To recover the cost of filing the application.

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

1. The tenant agreed to find new rental accommodations as soon as possible;
2. The parties agreed that the tenancy will end regardless of the above clause, no later than November 30, 2014;
3. The parties agreed that the landlord will be entitled to receive an order of possession effective at 1:00pm on November 30, 2014.
4. The parties agreed that the tenant has received compensation for receiving the 2 Month Notice to End Tenancy for Landlord Use of Property, as rent for October 2014, was not paid by the tenant.
5. The parties agreed that should the tenant not find new accommodations commencing November 1, 2014, and new accommodation if found during the month of November 2014, rent will be prorated rent for the duration the tenant was residing in the premises for November 2014.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

As this matter was settled, I decline to award filing fees to either party.

Conclusion

As a result of the above settlement, landlord is granted an order of possession should the tenant fail to comply with the settlement agreement.

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: October 20, 2014

Residential Tenancy Branch

