



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 0983481 BC LTD.
and [tenant name suppressed to protect privacy]

DECISION AND RECORD OF SETTLEMENT

Dispute Codes:

CNC, OPC, FF

Introduction

This hearing was convened in response to cross-application by the parties pursuant to the *Residential Tenancy Act* (the Act). The tenant applied to cancel the landlord 1 Month Notice to End Tenancy for Cause dated November 20, 2014, with an effective date of December 31, 2014. The landlord sought an Order of Possession December 31, 2014 or soon thereafter.

During the course of the hearing the parties briefly discussed their dispute and agreed to settle the issues in dispute related to this tenancy to the satisfaction of both parties, and that I record their settlement as per Section 63 of the Residential Tenancy Act, as follows:

1. the tenant and landlord agree that **this tenancy will end no later than March 31, 2015**, and
2. the landlord and tenant acknowledge and agree the landlord will receive an **Order of Possession** effective **March 31, 2015**, and
3. the landlord and tenant agree that the landlord will be the recipient of all the tenant's complaints – if any – respecting the conduct of other parties or tenants on the residential property, to the end of the tenancy, and
4. the tenant agrees to sincerely endeavour avoiding confrontations or disturbances with other tenants or the landlord, to the end of the tenancy.

So as to perfect this settlement agreement, **I grant** the landlord an **Order of Possession**, as agreed by the parties, **effective March 31, 2015**. The tenant must be served with this Order, forthwith. If the landlord serves the Order of Possession on the

tenant and the tenant fails to comply with the Order, the Order may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

As the parties arrived at a mutual resolve to their dispute, I decline to grant either party their filing fee.

This Decision and Settlement Agreement is final and binding on both parties.

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: December 17, 2014

Residential Tenancy Branch

