



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC

### Introduction

This hearing was convened in response to an application by the Tenant pursuant to section 47 of the *Residential Tenancy Act* for an Order cancelling a notice to end tenancy.

Both Parties attended the conference call hearing. During the Hearing the Parties settled the dispute.

### Agreed Facts

The tenancy started on August 1, 2014. The Tenant lives in a basement suite of a house otherwise occupied by the Landlord. On December 22, 2014 the Landlord gave the Tenant a one month notice to end tenancy for cause with an effective date of January 31, 2015. The Tenant's boyfriend has been causing problems in the neighbourhood and disturbing the Landlord during visits at the unit.

### Settlement Agreement

Section 63 of the Act is set out as follows:

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.
- (2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order.

Given the agreement reached between the Parties during the proceedings, I find that the Parties have settled their dispute and the following records this settlement as a decision.

**The Parties mutually agree as follows:**

- 1. The tenancy will end on or before March 31, 2015;**
- 2. The Tenant will ensure no further disturbances arise in the unit until the end of the tenancy; and**
- 3. These terms comprise the full and final settlement of all aspects of this dispute for both parties.**

In order to give effect to this agreement I provide an order of possession to the Landlord effective 1:00 pm on March 31, 2015.

Conclusion

The Parties have settled the dispute.

**I grant** an Order of Possession to the Landlord effective 1:00 p.m. on March 31, 2015.

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: January 23, 2015

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Residential Tenancy Branch

