



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LYLE G. SMITH
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes LANDLORD: OPR, MNR, MNSD, FF
TENANT: CNR

This matter dealt with an application by both the Landlord and the Tenant. The Landlord applied for an Order of Possession, monetary compensation for unpaid rent and utilities, to retain the Tenant's security deposit and to recover the filing fee. The Tenant applied to cancel the Notice to End Tenancy and in her application she requested compensation for storage costs.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the Landlord and the Tenant agreed the tenancy would end on February 28, 2015.
2. the Tenant agreed to give the Landlord written notice to end the Tenancy on February 28, 2015.
3. the Tenant agreed to pay the full February, 2015 rent of \$680.00 plus utilities on February 1, 2015.
4. both parties agreed the Landlord would receive an Order of Possession with an effective date of 2 days after service of the Order on the Tenant. The Landlord agreed that he would not serve the Order of Possession until February 26, 2015 if the Tenant paid the February, 2015 rent of \$680.00 plus utilities on February 1, 2015. If the full rent and utilities are not paid on February 1, 2015 the Landlord is entitled to serve the Order of Possession on the Tenant at his discretion.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenant agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agreed to end the tenancy on February 28, 2015 as per the above arrangement.

The Landlord has received an Order of Possession to support this 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: January 28, 2015

Residential Tenancy Branch

