



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Devon Properties Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR

Introduction:

The tenant has applied for an Order to cancel a Notice to End the Tenancy dated December 22, 2014.

Facts:

A hearing was conducted in the presence of both parties. A tenancy began on March 1, 2014 with rent in the amount of \$ 825.00 due in advance on the first day of each month. The tenant paid a security deposit amounting to \$ 482.50 on February 18, 2014.

Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) as follows:

- a. The parties have agreed to end the tenancy effective February 28, 2015 at 1:00 PM provided that pays \$ 825.00 rent for February on or before February 10, 2015 as consideration for this settlement, and
- b. The landlord will cancel a direct request made for an Order for Possession for non-payment of rent.

Conclusion:

As a result of the settlement I have granted the landlord an Order for Possession effective February 11, 2015 at 1:00 PM, which is not to be executed until February 28,

2015 unless the tenant is in breach of the payment in paragraph a. herein. This order may be enforced in the Supreme Court of B.C. There shall be no order as to reimbursement of the filing fee herein. I have dismissed all of the tenant's claims herein. The landlord must serve the tenant with this decision and the Order. The parties are cautioned to deal with the security deposit in compliance with section 38 of the Act.

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: February 03, 2015

Residential Tenancy Branch

