



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Pacific Cove Properties
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

CNR, OPT, AAT

Introduction

This hearing was held in response to the tenant's Application for Dispute Resolution in which the tenant has applied for more time to cancel a 10 Day Notice to End Tenancy for Unpaid Rent, an Order of possession for the rental unit and an order allowing access to the unit.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants. The hearing process was explained, evidence was reviewed and the parties were provided with an opportunity to ask questions about the hearing process. They were provided with the opportunity to submit documentary evidence prior to this hearing, all of which has been reviewed, to present affirmed oral testimony and to make submissions during the hearing.

Mutually Settled Agreement

During the hearing the parties reached the following mutually settled agreement:

- The tenant will vacate the unit by 1:00 p.m. on March 31, 2015;
- The tenant will pay the landlord \$525.00 March 2015 rent, immediately;
- The landlord will be issued a monetary Order in the sum of \$525.00 which is enforceable if the tenant fails to pay March 2015 rent, immediately; and
- The landlord will be issued an Order of possession effective at 1:00 p.m. on March 31, 2015.

The tenant has access to the rental unit.

Opportunity to settle dispute

63 (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 an order.

Therefore, pursuant to section 63 of the Act, I find and Order that this tenancy will end effective March 31, 2015 at 1:00 p.m.

The landlord has been granted an Order of possession that is effective **at 1:00 p.m. on March 31, 2015**. Should the tenant fail to vacate the rental unit by the agreed upon date and time this Order may be served on the tenant, filed with the Supreme Court of British Columbia and enforced as an Order of that Court.

Based on the agreement of the parties I find the landlord is entitled to compensation in the sum of \$525.00 for March 2015 rent and I grant the landlord a monetary Order in that sum. In the event that the tenant does not comply with the mutual agreement, this Order may be served on the tenant, filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

This decision and mutually settled agreement is final and binding and 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: March 17, 2015

Residential Tenancy Branch

