



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

CNC, MNR, MNSD, RP, LAT, RR, FF

The tenant applied to cancel a Notice ending tenancy for cause, the cost of emergency repairs, return of the security deposit, an Order the landlord make emergency repairs, that the tenant be allowed to change the locks and that the tenant be allowed to reduce rent.

The tenant made a claim in the sum of approximately \$2,000.00. No evidence or detailed calculation of the claim was supplied. A copy of the Notice was not submitted.

The landlord was present at the hearing.

For disputes to be combined on an application they must be related. Not all the claims on this application were sufficiently related to the Notice ending tenancy. Therefore, pursuant to section 2.3 of the Rules of Procedure, I dealt with the tenant's request to cancel the Notice ending tenancy. The balance of the tenant's application is dismissed with leave to re-apply.

Mutually Settled Agreement

The parties agreed that the tenancy will end effective June 30, 2015. The tenant agreed that the landlord could be issued an Order of possession, in support of the agreement.

Section 62(3) of the Act provides:

(3) The director may make any order necessary to give effect to the rights, obligations and prohibitions under this Act, including an order that a landlord or tenant comply with this Act, the regulations or a tenancy agreement and an order that this Act applies

Therefore, in support of the mutually settled agreement I find and Order that this tenancy will end at 1 p.m. on June 30, 2015.

The landlord has been granted an Order of possession that is effective **at 1 p.m. on June 30, 2015**. This Order may be served on the tenant, filed with the Supreme Court of British Columbia and enforced as an Order of that Court.

Conclusion

The tenancy will end by mutual agreement and my Order effective June 30, 2015.

The balance of the claim is dismissed with leave to reapply within the legislated time-frame.

This decision 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 24, 2015

Residential Tenancy Branch

