



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

CNC, FF

Introduction

This hearing was convened in response to the Tenants' Application for Dispute Resolution, in which the Tenants applied to set aside a Notice to End Tenancy for Cause and to recover the fee for filing this Application for Dispute Resolution.

The Landlord provided testimony in this matter through the Interpreter, who is a personal acquaintance of the Landlord.

The Tenant stated that on April 31, 2015 the Application for Dispute Resolution and the Notice of Hearing were personally served to the Landlord. The Landlord acknowledged receipt of these documents.

On June 02, 2015 the Landlord submitted seven photographs to the Residential Tenancy Branch, which the Landlord wishes to rely upon as evidence. The Landlord stated that two of these photographs were personally served to the male Tenant on June 05, 2015. The Tenant stated that the two photographs were served to the female Tenant. As the Tenant acknowledged receipt of the two photographs, they were accepted as evidence for these proceedings.

On June 02, 2015 the Landlord submitted 6 pages of evidence to the Residential Tenancy Branch, which the Landlord wishes to rely upon as evidence. The Landlord stated that all of this evidence, with the exception of the tenancy agreement, was mailed to the Tenant on April 30, 2015. The Tenant acknowledged receipt of these documents and they were accepted as evidence for these proceedings.

Issue(s) to be Decided

Should the Notice to End Tenancy for Cause, served pursuant to section 47 of the *Residential Tenancy Act (Act)*, be set aside?

Background and Evidence

After considerable discussion, the Landlord and the Tenant agreed to settle this dispute by mutually agreeing to end this tenancy on July 27, 2015.

Analysis

The parties have settled this dispute by mutually agreeing to end this tenancy on July 27, 2015. I therefore find that the Tenant must vacate the rental unit by July 27, 2015, unless the parties reach an agreement to continue the tenancy.

Conclusion

On the basis of the settlement agreement, I grant the Landlord an Order of Possession, which is effective at 1:00 p.m. on July 27, 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: June 11, 2015

Residential Tenancy Branch

