



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to cancel a 1 Month Notice to End Tenancy for Cause, to suspend or set conditions on the landlord's right to enter the rental unit, to have the landlord comply with the Act, and to recover the filing fee from the landlord.

Rule 2.3 of the Residential Tenancy Branch Rules of Procedure authorizes me to dismiss unrelated disputes contained in a single application. In these circumstances the tenant indicated several matters of dispute on the Application for Dispute Resolution, the most urgent of which is the application to set aside the Notice to End Tenancy. I find that not all the claims on this Application for Dispute Resolution are sufficiently related to be determined during these proceedings. I will, therefore, only consider the tenant's request to set aside the Notice to End Tenancy. The balance of the tenant's applications are dismissed, with leave to re-apply.

Both parties appeared. The parties confirmed receipt of all evidence submissions and there were no disputes in relation to review of the evidence submissions.

### Issue to be Decided

Should the 1 Month Notice to End Tenancy for Cause, issued on May 26, 2015, be cancelled?

### Settlement

During the hearing the parties agreed to settle these matters, on the following conditions:

1. The parties agreed to mutually end the tenancy effective August 20, 2015, at 1:00 p.m.; and

2. The landlord agreed that rent for August 2015, is to be pro-rated.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

As the matter was settled, I decline to award the recovery of the file

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: July 27, 2015

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Residential Tenancy Branch

