



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Royal Towers Apartment Corp.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNC

### Introduction

This hearing was convened by way of conference call concerning an application made by the tenant for an order cancelling a notice to end the tenancy for cause. The tenant and an agent for the landlord company attended the hearing. During the course of the hearing the parties agreed to settle this dispute in the following terms:

1. The landlord will have an Order of Possession effective October 16, 2015 at 1:00 p.m. but will not serve it on the tenant unless the tenant's roommate fails to move out of the rental unit by October 15, 2015.
2. If the tenant's roommate moves out of the rental unit by October 15, 2015 the Order of Possession is unenforceable and the tenancy continues.

### Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlord effective October 16, 2015 at 1:00 p.m. and I order that the landlord not serve it on the tenant unless the tenant's roommate fails to move out of the rental unit by October 15, 2015. If the tenant's roommate moves out of the rental unit by October 15, 2015 the Order of Possession is unenforceable and the tenancy continues.

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: September 22, 2015

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Residential Tenancy Branch

