



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

For the tenant: MT CNC FF
For the landlord: OPC MNR MNSD MNDC FF

Introduction

This hearing was convened as a result of the cross applications of the parties under the *Residential Tenancy Act* (the “Act”).

The landlord applied for an order of possession based on a 1 Month Notice to End Tenancy for Cause (the “1 Month Notice”), for a monetary order for unpaid rent or utilities, to retain all or part of the tenant’s security deposit or pet damage deposit, for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, and to recover the cost of the filing fee.

The tenant applied to cancel a 1 Month Notice, for more time to make an application to cancel a notice to end tenancy, and to recover the cost of the filing fee.

An agent for the landlord and an articling student representing the tenant attended the teleconference hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

Settlement Agreement

During the hearing, the parties agreed to settle these matters regarding their respective applications, on the following conditions:

1. The parties agree that the tenancy will end on **October 15, 2015 at 1:00 p.m.**

2. The landlord is granted an order of possession effective **October 15, 2015 at 1:00 p.m.**
3. The landlord agrees to withdraw his monetary claim in the hopes of resolving the outstanding rent and bylaw infraction fines with the tenant and reserves the right to reapply if such an agreement cannot be made outside of the dispute resolution process.
4. The parties waive their respective filing fees.

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

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The landlord has been granted an order of possession effective October 15, 2015 at 1:00 p.m., which must be served on the tenant. The order of possession may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This decision is final and binding on the parties, unless otherwise provided under the Act, 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: October 5, 2015

Residential Tenancy Branch

