



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## SETTLEMENT DECISION

Dispute Codes      CNC, MNDC, OLC

### Introduction

This hearing dealt with the Tenant's Application for Dispute Resolution, seeking an order to cancel a one month Notice to End Tenancy for alleged cause, an order for the Landlord to comply with the *Residential Tenancy Act* (the "Act") and tenancy agreement, and for a monetary order for alleged losses under the Act or tenancy agreement.

Both parties appeared at the hearing. The Tenant was assisted by her daughter and the Landlord had Legal Counsel present. The hearing process was explained and the participants were asked if they had any questions. Both parties provided affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to make submissions to me.

During the course of the hearing the parties were able to reach a negotiated settlement agreement.

### Settlement Agreement Reached

The parties were able to reach a negotiated settlement agreement to end the tenancy during the hearing. Pursuant to section 63 of the Act, I record the settlement in the form of this Decision and Order.

The parties mutually agreed to resolve all disputes between the Tenant and the Landlord as follows

1. The tenancy will end no later than **1:00 pm March 31, 2016**, and the Landlord shall have an order of possession in those terms;

2. The Tenant may move out of the rental unit sooner than 1:00 pm March 31, 2016;
3. The Landlord must compensate the Tenant with one month of free rent for March 2016, or the equivalent of one month of free rent in the amount of \$800.00 if the Tenant vacates the rental unit earlier than March 31, 2016;
4. Neither party shall file any other claim against the other party regarding issues with this tenancy relationship; and
5. The security deposit will be dealt with in accordance with the Act at the end of the tenancy.

The parties shall conduct themselves in a peaceful and respectful manner throughout the remainder of the tenancy relationship.

#### Conclusion

The parties came to a mutual agreement to end the tenancy on the terms described above.

The parties are commended for resolving this dispute through a negotiated settlement.

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 Act.

Dated: December 17, 2015

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Residential Tenancy Branch

