



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Amarjit Kaur Khara and Vancouver Eviction Services
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, MNR, MNDC, MNSD, OPR, MNR, MNSD,FF

Introduction:

The tenant has applied for an Order to cancel a Notice to End the Tenancy dated October 13, 2015 for non-payment of Rent, and an application for compensation for the failure of the landlord to make repairs and an order to make repairs. The landlord brought an application for an Order for Possession and monetary Order for unpaid rent pursuant to the same Notice to End the Tenancy.

Facts:

A hearing was conducted in the presence of both parties. A tenancy began on June 15, 2014 with the current rent in the amount of \$ 700.00 due in advance on the first day of each month. The tenant paid a security deposit amounting to \$ 375.00 on or about June 30, 2014.

Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) as follows:

- a. The parties have agreed to end the tenancy effective February 29, 2016 at 1:00 PM,
- b. The landlord agrees that the tenant will not be responsible to pay any rent for the months of January and February 2016 and does not owe any arrears of rent for the entire tenancy, as full consideration for the tenant abandoning all claims in this application and this settlement,
- c. The landlord agrees to abandon all monetary claims in this application as consideration for this settlement, and

- d. The parties agree that there will not be any further disputes in this tenancy save and except matters arising from the condition of the suite upon the end of the tenancy, the security deposit and section 38 of the Act.

Conclusion:

As a result of the settlement I have granted the landlord an Order for Possession effective February 29, 2016 at 1:00 PM. This order may be enforced in the Supreme Court of B.C. The tenant must be served with this Order and decision as soon as possible. There shall be no order as to reimbursement of the filing fee herein to either party. I have dismissed all of the tenant's claims herein and all of the landlord's claims herein except for the Order for Possession.

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: December 15, 2015

Residential Tenancy Branch

