



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNL, OPL

### Introduction

This hearing was convened in response to applications by the landlord and the tenant.

The landlord's application is seeking orders as follows:

1. For an order of possession.

The tenant's application is seeking orders as follows:

1. To cancel a 2 Month Notice to End Tenancy for Landlord's Use of Property, issued on November 30, 2015.

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

1. The tenant agreed to accept the 2 Month Notice to End Tenancy for Landlord's Use of Property, issued on November 30, 2015;
2. The parties agreed that the effective vacancy date is extended to April 1, 2016, at 12 noon;
3. The tenant retains their rights under the Act to end the tenancy earlier, with 10 days written notice to the landlord; and

4. The tenant has received compensation equal to one month of rent, as no rent was paid for January 2016. The tenant must pay rent for February 2016, and March 2016. Rent may be prorated if the tenant ends the tenancy earlier in accordance with the Act.

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

### Conclusion

As a result of the above settlement, the landlord is granted an order of possession effective on the above agreed upon extended vacancy date.

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: January 28, 2016

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Residential Tenancy Branch

