



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Bloomsbury Properties Ltd/RPM Inc.  
and [tenant name suppressed to protect privacy]

## **SETTLEMENT AGREEMENT**

Dispute Codes      CNC

### Introduction

This hearing dealt with the tenant's application to cancel a notice to end tenancy. The tenant and the landlord participated in the teleconference hearing.

### Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

- 1) the tenant agrees to withdraw his application;
- 2) the landlord agrees to withdraw the notice to end tenancy;
- 3) the tenant undertakes to comply with the Act, specifically in regard to engaging in the following behaviour or allowing another person he has permitted on the property to do so:
  - a. significantly interfere with or unreasonably disturb another occupant or the landlord;
  - b. seriously jeopardize the health or safety or lawful right of another occupant or the landlord; or
  - c. put the property at significant risk; and
- 4) the tenancy will end on April 30, 2016.

### Conclusion

I grant the landlord an order of possession effective April 30, 2016. The tenant must be served with the order of possession. Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to end the tenancy or apply for monetary compensation or other orders under the Act.

Dated: January 15, 2016

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Residential Tenancy Branch