



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Westsea Construction Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

CNC, OPC, FF

Introduction

This hearing was convened in response to the cross applications.

The Tenant filed an Application for Dispute Resolution, in which the Tenant applied to set aside a Notice to End Tenancy for Cause.

The Landlord filed an Application for Dispute Resolution, in which the Landlord applied for an Order of Possession for Cause and to recover the fee for filing this Application for Dispute Resolution.

Issue(s) to be Decided

Should the Notice to End Tenancy for Cause, served pursuant to section 47 of the *Residential Tenancy Act (Act)*, be set aside or should the Landlord be granted an Order of Possession.

Background and Evidence

At the outset of the hearing the parties mutually agreed to settle all issues in dispute in the Applications for Dispute Resolution under the following terms:

- the tenancy ends on March 16, 2016;
- the Landlord will receive an Order of Possession, effective March 16, 2016;
- the Landlord can dispose of any property currently in the rental unit;
- the Tenant or her agent has until April 04, 2016 to remove property from the Tenant's storage locker;
- on April 05, 2016 the Landlord can dispose of any property left in the storage locker;
- the Landlord will re-key the locks to the rental unit on March 16, 2016; and
- the Landlord will deactivate the Tenant's building access fob on March 16, 2016.

Analysis

The parties have settled all issues in dispute in the Applications for Dispute Resolution under the terms of the aforementioned settlement agreement.

Conclusion

On the basis of the settlement agreement I grant the Landlord an Order of Possession that is effective on March 16, 2016. This Order may be served on the Tenant, filed with the Supreme Court of British Columbia, and enforced as an Order of that Court.

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: March 16, 2016

Residential Tenancy Branch

