



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Two Fan Properties Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes: CNC, FF

### Introduction and Issues to be Decided:

The tenant applied for an order to cancel a Notice To End the Tenancy for Cause dated January 27, 2016. All parties attended the conference call hearing.

### Settlement:

A tenancy began on September 1, 2105 with monthly rent amounting to \$ 908.00 payable on the first day of the month. The landlord is holding a security and pet deposit totaling \$ 837.50 paid on September 1, 2012. The parties agreed that the tenancy shall end on April 30, 2016 subject to a rent payment of \$ 908.00 being made on April 1, 2016, and they have asked that I record the terms pursuant to section 63(2) as follows:

- a. The tenant will pay the landlord \$ 908.00 by April 1, 2016 representing rent for April 2016,
- b. If the tenant fails to complete the payment in paragraph a. in full and on time the landlord will execute an Order for Possession effective April 3, 2016, and
- c. If the tenant completes the payment in paragraph a. in full and on time then the landlord shall only execute the Order for Possession effective April 3, 2016 no earlier than April 30, 2016.

### Conclusion:

As a result of the settlement I granted an Order for Possession effective April 3, 2016 which is not to be executed upon unless the tenant is in breach of paragraph a. herein. If the tenant completes the payment in paragraph a. herein, the Order for Possession shall only be executed on April 30, 2016. I have dismissed the tenant's application. There shall be no order with respect to reimbursement of the cost of the filing fee. The landlord must serve the tenant with this Order as soon as possible. The parties are cautioned to deal with the security and pet deposits in compliance with section 38 of the Act.

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 22, 2016

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Residential Tenancy Branch