



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: CNC, MNDC, RP, RPP, RR

Introduction

This hearing dealt with an application by the tenant for an order to set aside a notice to end tenancy for cause, for an order directing the landlord to carry out repairs and reduce rent and for compensation. Both parties attended the hearing and had opportunity to be heard.

Issue to be Decided

Does the landlord have grounds to end this tenancy? Is the tenant entitled to her monetary claim and the other remedies that she has applied for?

Background and Evidence

The tenancy began in March 01, 2014. The monthly rent is \$700.00.

On February 24, 2016, the landlord served the tenant with a notice to end tenancy for cause. The tenant disputed the notice in a timely manner. During the hearing the tenant agreed that all repairs had been completed.

The reasons for the notice were discussed at length. During the hearing the parties engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Analysis

Pursuant to Section 63 of the *Residential Tenancy Act*, the Arbitrator may assist the parties settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

During this hearing, the parties reached an agreement to settle their dispute. Both parties agreed to the following terms:

1. The tenant agreed to move out by 1:00p.m. on July 01, 2016.
2. The landlord agreed to allow the tenancy to continue until July 01, 2016.
3. An order of possession effective July 01, 2016, will be granted to the landlord.
4. The landlord agreed to allow the tenant to make a one-time deduction of \$100.00 off rent due on May 01, 2016.
5. Both parties stated that they understood and agreed that these particulars comprise the full and final settlement of all aspects of this dispute for both parties.

Conclusion

Pursuant to the above agreement, I grant the landlord an order of possession effective at 1:00pm on July 01, 2016. 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 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: April 14, 2016

Residential Tenancy Branch