



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding SUTTON GROUP WEST COAST REALTY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC FF

Introduction

This hearing was convened as a result of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The tenant applied to cancel a 1 Month Notice to End Tenancy for Cause dated May 11, 2016 (the "1 Month Notice") and to recover the cost of the filing fee.

The tenant and an agent for the landlord (the "agent") attended the teleconference hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

Neither party raised any concerns regarding the service of documentary evidence.

Settlement Agreement

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

1. The parties agree that the tenancy will end on **July 31, 2017 at 1:00 p.m.**
2. The landlord is granted an order of possession effective **July 31, 2017 at 1:00 p.m.** which must be served on the tenant.
3. The parties agree that the tenant will not permit underage consumption of alcohol or to have further parties at the rental unit or the rental unit property for the remainder of the tenancy.
4. The tenant agrees to a 2.9% rent increase effective December 1, 2016.

5. The parties agree that effective June 1, 2017 the landlord is permitted to begin showing the rental unit to prospective tenants or realtors with 24 hours' prior notice to the tenant.
6. The tenant withdraws his application in full and the parties agree to mutually withdraw the 1 Month Notice dated May 11, 2016 as part of this mutually settled agreement.

This mutually settled agreement was reached in accordance with section 63 of the *Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The landlord has been granted an order of possession effective July 31, 2017 at 1:00 p.m. This order must be served on the tenant and may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: June 29, 2016

Residential Tenancy Branch