



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL FF O

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, received at the Residential Tenancy Branch on May 31, 2016 (the "Application").

The Tenant applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"): an order cancelling a 2 month notice to end tenancy for landlord's use of property, an order granting recovery of the filing fee; and other relief relating to the identity of the Landlords' agent and the tenancy agreement currently in effect.

The Tenant attended the hearing on his own behalf. The Landlords were represented at the hearing by J.Y.

Settlement Agreement

At the outset of the hearing, the parties' wished to discuss resolution of the dispute. As a result of that discussion, the parties mutually agreed to resolve the claims raised in the Tenant's Application as follows:

1. The parties agree the 2 Month Notices to End Tenancy for Landlord's Use of Property, both dated May 13, 2016 (the "2 Month Notices"), were not issued in accordance with section 52 of the *Act*, and are therefore not effective.
2. The parties agree the remainder of the Tenant's claim is dismissed with leave to reapply; that is, the Tenant may reapply at a future date to obtain clarity with respect to the identity of the Landlord's agent and the tenancy agreement currently in effect.

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

As the Tenant brought the Application in response to the 2 Month Notices issued by the Landlord, I find the Tenant is entitled to a one-time reduction of \$100.00 from a future rent payment in full satisfaction of the recovery of the cost of the filing fee paid by the Tenant.

Conclusion

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

The tenancy continues until otherwise ended in accordance with 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: June 29, 2016

Residential Tenancy Branch