



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPL, OPM  
                                 MT, CNL, CNR

### Introduction

This hearing was convened by way of conference call concerning applications made by the landlord and by the tenant. The landlord has applied for an Order of Possession for landlord's use of property and for an Order of Possession for mutual agreement to end the tenancy. The tenant has applied for more time than prescribed to dispute a notice to end the tenancy, for an order cancelling a notice to end tenancy for landlord's use of property, and for an order cancelling a notice to end the tenancy for unpaid rent or utilities.

The tenant attended the hearing, and the landlord was represented by an agent.

During the course of the hearing the parties agreed to settle this dispute in the following terms:

1. The landlord will have an Order of Possession effective July 2, 2016 at 1:00 p.m. and the tenancy will end at that time;
2. The landlord will return to the tenant the rent paid for the month of May, 2016;
3. The tenant will not pay rent for June, 2016.

I leave it to the parties to deal with the security deposit(s) and/or pet damage deposit in accordance with Section 38 of the *Residential Tenancy Act*.

### Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlord effective July 2, 2016 at 1:00 p.m. and the tenancy will end at that time.

I further order that the tenant will pay no rent for the month of June, 2016 and the landlord will return to the tenant the rent money paid for May, 2016.

These orders are final and binding and may be enforced.

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 09, 2016

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Residential Tenancy Branch