



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding RAILTOWN LAND CORPORATION  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      CNC

### Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- cancellation of the landlord's 1 Month Notice to End Tenancy for Cause pursuant to section 47;

All named parties attended the hearing. During the hearing, the parties expressed an interest and were successful in resolving this dispute by mutual agreement. I agreed to assist the parties in settling their dispute in accordance with section 63 of the *Act*.

### Analysis

Pursuant to section 63 of the Act, an arbitrator may assist the parties to 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 the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

The parties reached an agreement to settle their dispute under the following final and binding terms:

1. The landlord and tenant agree **that this tenancy will end no later than 1:00 p.m. on July 31, 2016**, and the landlord will be granted an **Order of Possession** effective this date.
2. The landlord agrees to compensate the tenant in the amount of **\$1151.00** which is comprised of an equivalent of 2 month's rent plus return of the security deposit.
3. The landlord agrees to pay the above amount to the tenant by paying an advance of \$500.00 on or before July 18, 2016 and the remaining \$651.00

payable upon the tenant returning the keys and delivering vacant possession of the rental unit to the landlord.

4. The tenant is granted a **Monetary Order** for **\$1151.00** and the enforceable portion of this order will be reduced in accordance with any payments made to the tenant.

Each party confirmed that they understood the terms of the agreement. The parties agreed that these particulars comprise the full and final settlement of all aspects of this dispute.

**This Decision and Settlement Agreement is final and binding on both parties.**

#### Conclusion

I grant an Order of Possession to the landlord effective **1:00 p.m. on July 31, 2016**. Should the tenant(s) fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

Subject to the conditions described above and pursuant to section 67 of the *Act*, I grant the tenant a Monetary Order in the amount of **\$1151.00**. Should the landlord fail to comply with this Order, this Order may be filed in the Small Claims Division of the Provincial Court 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: July 15, 2016

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Residential Tenancy Branch