



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, OLC

Introduction:

The tenant has applied for an Order to cancel a Notice to End the Tenancy for Cause dated May 20, 2016 as well as an order that the landlord comply with the Act. Both parties attended the teleconference hearing.

Facts:

A tenancy began on August 1, 2015 with rent in the amount of \$ 750.00. The landlord alleged that the tenant was consuming cannabis and tobacco in the unit contrary to the tenancy agreement, causing a nuisance with his dog and an illegally parked vehicle and was repeatedly late in paying his rent.

Settlement:

The parties settled this matter and have **agreed that the tenancy shall end on August 31, 2016** and I have recorded that agreement pursuant to section 63(2) and pursuant to **section 47(1) (I) of the Act, I Order the following:**

- a. The tenant shall only consume cannabis, nicotine or tobacco products outside of his unit, through the use of a vaporizer, and one hundred feet away from his unit, and
- b. The tenant will pay the remainder of his rent for July by July 15, 2016.

Conclusion:

As a result of the settlement, I have issued the landlord an Order for Possession effective August 31, 2016. This order may be enforced in the Supreme Court of B.C. The tenant must be served with the Order. There will not be any recovery of the filing fee. I have dismissed all claims made by the tenant.

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 04, 2016

Residential Tenancy Branch