



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 529114 BC LTD
and [tenant name suppressed to protect privacy]

DECISION AND RECORD OF SETTLEMENT

Dispute Codes

CNL CNR

Introduction

This hearing was convened in response to an application by the tenant to cancel Notices to End issued on the same day.

Section 63 of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows;

1. Both parties agree that **the tenancy will end** and the tenant will vacate by no later than on **January 31, 2017**.
2. Both parties agree that **the tenant is not required to satisfy rent** for the month of January 2017 pursuant to compensation for receiving the landlord's notice to End for Landlord's Use.
3. The parties agreed that rent for November and December 2016 has not been paid and is owed and due to the landlord, forthwith.

So as to perfect this agreement the landlord will be given an **Order of Possession** to reflect condition #1 of this agreement. If necessary, this Order may be filed in the Supreme Court and enforced as an Order of that Court.

Any security deposit must be administered in accordance with the Act. If the tenant does not satisfy the owed rent and the parties do not agree **in writing** as to the owed rent it remains available to the landlord to file for dispute resolution seeking a monetary order for any unpaid rent.

These particulars comprise the **full and final settlement** of all aspects of this dispute for both parties. Both parties testified at the hearing that they understood and agreed to

the above terms. Both parties testified that they understood and agreed that the above terms settle all aspects of the dispute and are **final and binding on both parties** and that all Orders are enforceable.

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: December 21, 2016

Residential Tenancy Branch