



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding San Jo Apartments Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNL, MNDC, FF

Introduction

This was a hearing with respect to joined applications brought by the tenants occupying four rental units in the rental property to dispute two month Notices to End Tenancy for landlord's use given to each tenant. The hearing was conducted by conference call. The named tenants and their advocate called in and participated in the hearing and the landlord's representative also participated in the hearing.

At the outset of the hearing the parties informed me that an agreement was made prior to the hearing to resolve all of the outstanding issues with respect to the Notices to End Tenancy and the tenants' applications to cancel the Notices and to claim compensation. At the hearing the parties requested that the terms of the settlements be recorded in my decision and that the landlord will be granted orders of possession pursuant to the settlement agreements.

Terms of Settlement

Unit #8, Tenant, Mr. M.H.

The landlord will:

- a) Pay an amount equivalent to two months' rent;
- b) Pay moving expenses of \$1,000.00
- c) Extend the termination (end of tenancy) date to March 5, 2017 with permission to remain in the rental unit rent free from March 1 to March 5, 2017; and

- d) Pay the sum of \$192.00 per month for one year as a partial rent payment at a new rental unit at a stated address near the rental unit.

Pursuant to the agreed terms of settlement I grant the landlord an order of possession Effective March 6, 2017. This order may be filed in the Supreme Court and enforced as an order of that court.

Conclusion

The tenant's application has been settled on the terms stated. The landlord has been granted an order of possession. The tenant has leave to reapply to enforce the terms of this settlement if the required payments are not made.

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: January 23, 2017

Residential Tenancy Branch