



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, CNC, MNR, FF

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking an order cancelling a notice to end the tenancy for unpaid rent or utilities, and order cancelling a notice to end the tenancy for cause, a monetary order for the cost of emergency repairs, and to recover the filing fee from the landlord for the cost of the application.

The tenant and the landlord attended the hearing, and the landlord was accompanied by a support person who did not take part in the hearing.

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 February 2, 2017 at 1:00 p.m. and the tenancy will end at that time;
2. The parties will attend the rental unit for a move-out condition inspection report on February 2, 2017 at 7:30 p.m. without the necessity of the landlord providing at least 2 opportunities to the tenant to schedule the move-out condition inspection report.

I leave it to the parties to deal with the security deposit and any other issues respecting this tenancy, and the tenant's application for a monetary order for the cost of emergency repairs is dismissed with leave to reapply.

Since the parties have settled this dispute I decline to order that the tenant recover the filing fee from the landlord.

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlord effective February 2, 2017 at 1:00 p.m. and the tenancy will end at that time.

I further order that the parties attend at the rental unit for the move-out condition inspection report on February 2, 2017 at 7:30 p.m. without the necessity of the landlord providing the tenant with at least 2 opportunities to schedule the inspection.

The tenant's application for a monetary order for the cost of emergency repairs is hereby dismissed with leave to reapply.

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: February 01, 2017

Residential Tenancy Branch