



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes CNR OLC

Both parties attended this proceeding convened in response to the tenant's application disputing a 2 Month Notice to End Tenancy for Landlord's Use of Property with a claimed effective date of March 31, 2017. Both parties acknowledged the Notice to End was issued January 02, 2017. Neither party provided a copy of the Notice; however each had benefit of a copy of the Notice and acknowledged the contents of the Notice.

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 the following resolution to this dispute.

1. Both parties agree that the payable monthly rent under the tenancy agreement is **\$750.00**.
2. Both parties agree that the tenancy will end **May 31, 2017**.
3. Both parties agree the tenant is entitled to and will be compensated an amount equivalent to **one month's rent** under the tenancy agreement in accordance with the **Section 51(1) and 51(1.1)** of the Residential Tenancy Act (the Act).

So as to perfect this agreement the landlord will be given an **Order of Possession** to reflect condition #2 of this agreement. The tenant must be given the Order of Possession. Only if necessary, the Order of Possession may be filed in the Supreme Court and enforced as an Order of that Court.

As the parties mutually resolved their dispute I decline to grant the tenant recovery of their filing fee.

These particulars comprise the full and final settlement of all aspects of this dispute. Both parties testified at the hearing that they understood and agreed to the above terms. All aspects of the dispute are **final and binding on both parties** and any Order is 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: February 07, 2017

Residential Tenancy Branch