



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Capital J Management Ltd.
and [tenant name suppressed to protect privacy]

SETTLEMENT AGREEMENT

Dispute Codes CNC

Introduction

This hearing dealt with an application by the tenant to cancel a notice to end tenancy. The landlord and the tenant participated in the teleconference hearing.

Settlement Agreement

During the course of the hearing, the parties reached an agreement to settle this matter, on the following conditions:

1. the landlord withdraws her application;
2. the landlord withdraws the notice to end tenancy for cause dated January 31, 2017;
3. the landlord may conduct monthly inspections of the rental unit;
4. the tenant may not at any time bring into the rental building or onto the property any bottles or other garbage that she has collected outside the building;
5. if the tenant does not comply with the terms of this agreement, the landlord will serve an order of possession on the tenant, and the tenancy will end; and
6. if the tenant breaches this agreement after September 3, 2017, the landlord may, without first issuing a notice to end tenancy for cause, apply to the Residential Tenancy Branch for an order of possession.

Conclusion

I grant the landlord an order of possession, effective seven days after service. If the tenant complies with the terms of this settlement agreement, after September 3, 2017 the order of possession becomes void and of no force or effect.

If the tenant fails to comply with the terms of this settlement agreement, the landlord may serve the order of possession on the tenant. If the landlord serves the order of possession on the tenant and the tenant fails to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to end the tenancy or apply for monetary compensation or other orders under the Act.

Dated: March 3, 2017

Residential Tenancy Branch

