



## Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

### **DECISION AND RECORD OF SETTLEMENT**

#### Dispute Codes

CNL, MNDC

The tenant sought to cancel the 2 Month Notice to End Tenancy for Landlord's Use of Property ("2 Month Notice") and a monetary order for money owed or compensation for damage or loss under the Residential Tenancy Act ("*Act*"), Residential Tenancy Regulation ("*Regulation*") or tenancy agreement. Section 63 of the *Act* provides that if the parties settle their dispute during a hearing the Director may record the settlement in the form of a Decision or an Order.

1. the tenant and landlord agree that this tenancy will end no later than Thursday, June 1, 2017 at 1:00 p.m.;
2. the landlord will receive an order of possession effective June 1, 2017 at 1:00 p.m.;
3. The tenant and landlord agree that the tenant will withhold May 2017 rent in the amount of \$1,700.00 pursuant to section 51 of the *Act*;
4. The tenant and landlord agree that payment of \$1,700.00 will be made by the landlord or landlord's agent to the tenant no later than April 21, 2017;
5. The tenant will receive a monetary order in the amount of \$1,700.00. The tenant will not enforce the monetary order if the landlord pays within the time stipulated above;
6. The tenant and landlord agree the security deposit will be addressed at the end of tenancy and in accordance with 38 of the *Act*.

The above particulars comprise **full and final settlement** of all aspects of the dispute arising from this application. **This Decision, Order of Possession, Monetary Order and Settlement Agreement are final and binding on both parties.**

#### Conclusion

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: April 07, 2017

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Residential Tenancy Branch