



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes                      CNR, MT, OLC, RP

### Introduction

This hearing was convened in response to an application by the Tenant pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order allowing more time to make an application to dispute a notice to end tenancy - Section 66;
2. An Order cancelling a notice to end tenancy - Section 46;
3. An Order for the Landlord’s compliance - Section 62; and
4. An Order for repairs to the unit - Section 32.

Both Parties attended the conference call hearing. During the hearing the Parties reached an agreement to resolve the dispute. The Parties confirmed at the end of the hearing that this agreement was freely made, that the Parties understood the terms of the agreement, and that the Parties understood the agreement is a full and final settlement of this matter.

### Agreed Facts

The tenancy started in October 2014. Rent of \$1,350.00 is payable on the first day of each month. At the outset of the tenancy the Landlord collected \$675.00 as a security deposit and \$500.00 as a pet deposit. The Tenant failed to pay rent for March 2017 and on March 31, 2017 the Tenant received a 10 day notice to end tenancy for unpaid rent of \$1,350.00 (the “Notice”). The Tenant made its application to dispute the Notice on April 7, 2017. The Tenant has no evidence of extenuating circumstances that stopped the Tenant from making the application within 5 days of the receipt of the Notice.

### Settlement Agreement

**The Parties mutually agree as follows:**

1. The Tenant will deliver to the Landlord at the address contained in the tenancy agreement the amount of \$1,350.00, representing April 2017 rent, no later than 5:00 p.m. on May 11, 2017;
2. The Tenant will deliver to the Landlord at the address contained in the tenancy agreement the amount of \$1,350.00, representing May 2017 rent, no later than 5:00 p.m. on May 15, 2017;
3. The tenancy will end on or before 1:00 p.m. on May 31, 2017; and
4. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.

Section 63 of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the settlement may be recorded in the form of a decision or order. Given the mutual agreement reached during the Hearing, I find that the Parties have settled their dispute as recorded above. In order to give effect to this agreement I grant the Landlord an order of possession that may be given to the Tenant if any of the first three (3) terms are not kept by the Tenant.

#### Conclusion

**I grant** an Order of Possession to the Landlord. The Tenant must be served with this **Order of Possession**. Should the Tenant fail 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 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: May 11, 2017

---

Residential Tenancy Branch