



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

MT CNC FF

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, received at the Residential Tenancy Branch on March 28, 2017 (the "Application"). The Tenant applied for the following relief, pursuant to the Residential Tenancy Act (the "Act"):

- an order granting more time to make an application for dispute resolution;
- an order cancelling a 1 Month Notice to End Tenancy for Cause, dated March 27, 2017 (the "1 Month Notice");
- an order granting recovery of the filing fee.

The Tenant attended the hearing on her own behalf and was assisted by C.H., an advocate. The Landlord attended the hearing on his own behalf and was accompanied by his legal counsel, V.S. All parties giving evidence provided a solemn affirmation.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree the tenancy will continue until June 30, 2017.
2. The parties agree that their respective rights and obligations, including the payment of rent, will continue in accordance with the *Act*.
3. The Tenant agrees to clean and remove the garbage and debris depicted in the photographic evidence submitted by the Landlord no later than May 31, 2017.

4. The Tenant agrees to withdraw the Application in full as part of this settlement agreement.

This settlement agreement was reached in accordance with section 63 of the *Act*.

Conclusion

I order the parties to comply with the terms of the settlement agreement described above.

In support of the settlement, and with the agreement of the parties, I grant the Landlord an order of possession, which will be effective on June 30, 2017, at 1:00 p.m. This order may be filed in and enforced as an order of the Supreme Court of British Columbia.

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 3, 2017

Residential Tenancy Branch