



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR

Introduction

On April 4, 2017, the Tenant made an Application for Dispute Resolution to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities ("the Notice") dated April 2, 2017.

The matter was set for a conference call hearing.

The Tenant and the Landlord attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the tenancy will end at 1:00 pm on **June 1, 2017**.
2. The Tenant agrees to pay the Landlord the outstanding rent due under the tenancy agreement on May 15, 2017, and May 30, 2017.
3. The Landlord is granted a conditional order of possession effective two (2) days after service on the Tenant.
4. The Landlord agrees that he will not serve the order of possession unless the Tenant fails to pay the outstanding rent in accordance with this agreement.
5. The Tenant withdraws his application to cancel a 10 Day Notice to End Tenancy.
6. The Landlord withdraws the 10 Day Notice to End Tenancy.

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

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. I indicated on several occasions that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The Landlord has been granted a conditional order of possession effective two (2) days, after service on the Tenant. This order must be served on the Tenant and may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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 09, 2017

Residential Tenancy Branch