



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

AGREEMENT REACHED BETWEEN BOTH PARTIES

Dispute Codes

CNC

Introduction

This matter dealt with an application by the tenant for an Order to cancel a One Month Notice to End Tenancy for cause.

Section 63 of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties at the outset of the hearing led to a resolution. Specifically, it was agreed as follows;

- The parties agreed the tenancy will continue until August 31, 2017;
- The tenant agreed to vacate the rental unit on August 31, 2017;
- The tenant agreed not to smoke in or around the rental unit or use a vaporiser and this includes any other occupants or guests;
- The landlord agreed to accept a one month's notice from the tenant to end the tenancy before August 31, 2017 if the tenant finds alternative accommodation, without financial penalty to the tenant if the unit is not re-rented for the remainder of the fixed term tenancy;

- The landlord withdraws the One Month Notice.

These particulars comprise the **full and final settlement** of all aspects of this dispute for both parties. This agreement was made on a voluntary basis and the parties understood the nature of this full and final settlement of this matter. Both parties understood and agreed that the above terms settle all aspects of the dispute and are **final and binding on both parties**.

Conclusion

This settlement agreement was reached in accordance with section 63 of the *Act*. The parties are bound by the terms of this agreement. Should either party violate the terms of this settled agreement, it is open to the other party to take steps under the *Act* to seek remedy.

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 09, 2017

Residential Tenancy Branch