



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Rock Ventures Ltd  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNC

### Introduction

This hearing was convened in response to an application by the Tenant for a cancellation of a notice to end tenancy pursuant to section 47 of the *Residential Tenancy Act* (the “Act”).

Both Parties attended the conference call hearing. During the hearing the Parties indicated their desire to reach an agreement to resolve the dispute and during the Hearing did reach a settlement agreement. The Parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the Parties understood the nature of this full and final settlement of this matter.

### Facts and Background

The tenancy began on November 1, 2015. Rent of \$800.00 is payable in advance on the first day of each month. At the outset of the tenancy, the Landlord collected \$400.00 as a security deposit. On May 5, 2017 the Landlord gave the Tenant a one month notice to end tenancy for cause. The Tenant does not agree with the reasons for the Landlord’s notice to end tenancy however the Tenant intends to move out of the unit regardless of the notice to end tenancy.

### Settlement Agreement

**The Parties mutually agree as follows:**

- 1. The tenancy will end no later than 1:00 p.m. on July 31, 2017; and**

**2. 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 and in order to give effect to the agreement I grant the Landlord an order of possession effective 1:00 p.m. on July 31, 2017.

Conclusion

The Parties have settled the dispute. I grant an Order of Possession to the Landlord effective 1:00 p.m. on July 31, 2017.

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: June 21, 2017

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Residential Tenancy Branch