



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

CNC AAT

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, received at the Residential Tenancy Branch on May 30, 2017 (the "Application"). The Tenant applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"):

- an order cancelling a one month notice to end tenancy for cause; and
- an order allowing access to (or from) the unit or site for the tenant or the tenant's guests.

The Tenant attended the hearing on her own behalf and was accompanied by one witness, V.D. The Landlord attended the hearing on her own behalf and was accompanied by one witness, A.V. All parties giving evidence provided a solemn affirmation at the beginning of the hearing.

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 agreed to settle this matter as follows:

1. The parties agree the tenancy will end on November 30, 2017;
2. The Tenant agrees to vacate the rental unit by November 30, 2017;
3. The Tenant agrees she will not invite E.H. or R.M. to the rental property, or permit them onto the rental property;
4. The rights and obligations of the parties will continue until the tenancy ends in accordance with this agreement or the *Act*; and

5. The Tenant agrees to withdraw the Application in full as part of this mutually agreed settlement.

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

Conclusion

The parties are ordered to comply with the terms of their mutually settled 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 November 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: July 20, 2017

Residential Tenancy Branch