



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding RAAMCO INTERNATIONAL PROPERTIES CANADIAN LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNC, MT

### Introduction

This hearing convened as a result of the Tenant's Application for Dispute Resolution wherein the Tenants requested an Order cancelling a Notice to End Tenancy for Cause issued on June 2, 2017 (the "Notice") and more time pursuant to section 66 of the *Residential Tenancy Act* to make an application to cancel the Notice.

Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

During the hearing the parties resolved matters by mutual agreement. The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*. As the parties resolved matters by agreement I make no findings of fact or law with respect to their relative claims.

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.

The terms of their settlement follow.

### Settlement and Conclusion

1. The tenancy shall end and the Tenants shall vacate the rental unit by no later than 1:00 p.m. on September 30, 2017.

2. The Landlord is granted an **Order of Possession effective 1:00 p.m. on September 30, 2017**. The Landlord must serve the Order on the Tenants as soon as possible and may if necessary, file and enforce the Order in the B.C. Supreme Court.
3. The Tenants shall respect the quiet hours of 10:00 p.m. to 9:00 a.m. as set out in section 17 of the residential tenancy agreement.
4. The Landlord is granted an **Order of Possession which is effective two (2) days after service on the Tenants** and may only be served on the Tenants in the event the Landlord receives further noise complaints from a minimum of two occupants of the rental building. If necessary, this Order may be filed and enforced in the B.C. Supreme Court.

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: September 18, 2017

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Residential Tenancy Branch