



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MT CNR LRE OLC FFT

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking more time than prescribed to dispute a notice to end the tenancy; for an order cancelling a notice to end the tenancy for unpaid rent or utilities; an order limiting or setting conditions on the landlord's right to enter the rental unit; an order that the landlord comply with the *Act*, regulation or tenancy agreement; and to recover the filing fee from the landlord for the cost of the application.

The tenant and the landlord attended the hearing, and the tenant was accompanied by a person introduced as the tenant's agent.

During the course of the hearing the parties agreed to settle this dispute in the following terms:

1. the landlord will have an Order of Possession effective February 3, 2018 at 1:00 p.m. and the tenancy will end at that time;
2. the parties will participate in a move-out condition inspection on February 3, 2018 at 12:00 noon without the necessity of the landlord providing the tenant with at least 2 opportunities to schedule the inspection;
3. the landlord will not contact or attempt to contact the tenant in any manner, and will instruct the owner of the rental building to not contact the tenant in any manner, until the move-out condition inspection on February 3, 2018 at 12:00 noon.

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 settlement.

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlord effective February 3, 2018 at 1:00 p.m. and the tenancy will end at that time.

I further order the parties, by consent, to participate in a move-out condition inspection in accordance with the *Residential Tenancy Act* and the regulations, on February 3, 2018 at 12:00 noon, without the necessity of the landlord providing the tenant with at least 2 opportunities to schedule the inspection.

I further order, by consent that the landlord will not contact or attempt to contact the tenant in any manner, and will instruct the owner of the rental building to not contact or attempt to contact the tenant in any manner, until the move-out condition inspection at 12:00 noon on February 3, 2018.

This order is final and binding and may be enforced.

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: February 01, 2018

Residential Tenancy Branch