



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CSNR, MNDC, CNL, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to cancel a Two Month Notice to End Tenancy for Landlord's Use of Property (the "Notice"), for a monetary order for money owed or compensation for damage or loss.

Both parties appeared.

Preliminary and procedural issue

The tenant identified in their application compensation for business loss; however, I find there is no jurisdiction for me to hear matters that related to business. Therefore, I decline to hear the tenant's monetary claim for business loss due to lack of jurisdiction.

During the hearing the parties agreed to settle the matter of ending the tenancy on the following conditions:

1. The parties agreed that the tenancy will continue until **May 31, 2018**, which is the effective date of the Notice;
2. The parties agreed that the tenant did not pay rent for April 2018, contrary to the Act;
3. The parties agreed that the tenant will pay the outstanding rent for April 2018, no later than April 25, 2018;
4. The parties agreed that if rent is not paid on April 25, 2018, that the tenancy will end on **April 30, 2018** and the unpaid for April 2018, will be the tenant's compensation for receiving the Notice; and
5. The parties agreed that the hearing scheduled for June 12, 2018, is cancelled. The file number is noted on the covering page of this decision.

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

Conclusion

As a result of the above settlement, the landlord is granted two orders of possession of the above noted dates should the tenant fail to comply with the settlement agreement.

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: April 13, 2018

Residential Tenancy Branch