



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes: CNC, FFT, LRE, OLC, RP

### **Introduction:**

The Application for Dispute Resolution filed by the Tenant seeks the following:

- a. An order to cancel the one month Notice to End Tenancy dated March 23, 2018
- b. An order restricting or suspending the landlord's right to enter
- c. An order that the landlord comply with the Residential Tenancy Act, Regulations and/or tenancy agreement.
- d. A repair order
- e. An order to recover the cost of the filing fee.

A hearing was conducted by conference call in the presence of both parties. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

Prior to the hearing the parties reached a settlement and signed a written mutual agreement to end the tenancy dated May 31, 2018 that set the end of tenancy for July 31, 2018.

I find that the one month Notice to End Tenancy was personally served on the Tenant on March 24, 2018. Further I find that the Application for Dispute Resolution/Notice of Hearing was personally served on the landlord as the landlord acknowledged service of the documents.

### **Background and Evidence:**

The tenancy began on September 1, 2017. The rent is \$1650 per month payable in advance on the first day of each month. The tenant paid deposits that total \$1000.

### **Settlement::**

The parties reached a settlement prior to the hearing. They have asked that I record the settlement pursuant to section 63(2) of the Residential Tenancy Act as follows:

- a. The parties mutually agree to end the tenancy on July 31, 2018.

- b. The parties request that the arbitrator issue an Order of Possession for July 31, 2018.

Determination and Orders:

As a result of the settlement I granted an Order of Possession effective July 31, 2018. All other claims in the Application for Dispute Resolution are dismissed as they were not part of the settlement and the tenant did not pursue them at the hearing.

The tenant must be served with this Order as soon as possible. Should the tenant fail to comply with this Order, the landlord may register the Order with the Supreme Court of British Columbia for enforcement.

**This decision is final and binding on the parties.**

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 05, 2018

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Residential Tenancy Branch