



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, MT, OLC

Introduction

This decision is in respect of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The tenant sought the following remedies:

1. more time to file an application;
2. an order cancelling a One Month Notice to End Tenancy for Cause; and,
3. an order for the landlord to comply with the Act, the regulations, or the tenancy agreement.

A dispute resolution hearing was convened on December 17, 2018, and the landlord and the tenant attended, were given a full opportunity to be heard, to present testimony, to make submissions, and to call witnesses. The parties did not raise any issues in respect of the service of documents. Finally, I note that the legal name of the landlord was clarified and confirmed with the parties and I have revised this Decision to reference the correct legal name of the sole landlord.

Settlement Agreement

The parties advised me at the commencement of the arbitration hearing that they had reached a settlement.

Section 63 of the Act permits me to assist the parties or offer the parties an opportunity to settle their dispute. If the parties settle their dispute during the hearing, I record the settlement in the form of a decision or an order.

The parties agreed to settle this matter as follows:

1. that a new tenancy will commence on January 1, 2019 and will end on April 30, 2019;
2. that the above-noted end of tenancy dates shall override an incorrect date of April 31, 2019, as was drafted in a lease agreement between the parties; and,
3. that the tenant will put the hydro account in his, the tenant's name, no later than January 31, 2019, and that the landlord may end the tenancy should this not occur, and that the landlord may exercise his discretion in ending the tenancy should the tenant require additional time to have this completed.

The parties confirmed that this settlement agreement was made voluntarily and that these were the extent of the terms sought.

Conclusion

I order the parties to comply with the terms of the settlement agreement as set out above.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under section 9.1(1) of the Act.

Dated: December 17, 2018

Residential Tenancy Branch