



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      **CNC FFT**

### Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- An order to cancel a One Month Notice to End Tenancy for Cause pursuant to section 47; and
- Authorization to recover the filing fee for this application from the landlord pursuant to section 72.

### Settlement

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties discussed the issues between them, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues currently under dispute at this time:

1. This tenancy will end at 1:00 p.m. on June 30, 2019, by which time the tenant and any other occupant will have vacated the rental unit.
2. In the spirit of complying with section 51 of the *Act*, the tenant may withhold rent for the month of June 2019.
3. The tenant agrees to pay the outstanding arrears of rent for the month of May 2019 in the amount of \$550.00.

4. Both parties agree that this tenancy ends by way of this agreement and the One Month Notice to End Tenancy for Cause is cancelled and of no further force or effect.
5. The rights and obligations of the parties under the *Act* continue until the tenancy ends in accordance with this agreement.
6. This settlement comprises the full and final settlement of the tenant's application.

#### Conclusion

To give effect to the settlement reached between the parties and as discussed at the hearing, I issue the attached Order of Possession. The parties agree that the tenant is to vacate the rental unit by 1:00 P.M. on June 30, 2019, and the landlord is to serve this Order of Possession immediately and enforce it as early as 1:01 PM on June 30, 2019, should the landlord choose to do so.

In order to implement the above settlement reached between the parties and as discussed with them at the hearing, I issue a monetary Order in the landlord's favour in the amount of \$550.00. The landlord is provided with this Order in the above terms and the tenant must be served with **this Order** as soon as possible. Should the tenant fail to comply with this Order, this Order may be filed in the Small Claims Division of the Provincial Court and enforced as an Order of that 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: May 27, 2019

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Residential Tenancy Branch