



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes CNC ERP RP FF

Introduction

This hearing was convened in response to an application by the tenant pursuant to the *Residential Tenancy Act* (the “Act”) to cancel a One Month Notice to End for Cause, and repairs, emergency repairs, and recover the filing fee. Both parties attended the hearing and provided testimony. The landlord confirmed receiving the Notice of Dispute Resolution Proceeding and the tenant’s application.

This tenancy began in November 2018. The payable monthly rent of \$900.00 under the contractual tenancy agreement is due in advance on the 1st day of each month. The parties agreed that on April 29, 2019 the tenant received a One Month Notice to End for Cause with an effective date of June 30, 2019.

At the outset and during the course of the hearing the parties briefly discussed their dispute and agreed to settle this dispute to the satisfaction of both parties.

Section 63 of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute during a hearing and an Arbitrator may record their settlement as a Decision and Order. Pursuant to this provision, some discussion between the parties led to resolution respecting the dispute of this matter. As a result the parties confirmed to me that **they both agreed as follows;**

1. **The tenancy will end August 31, 2019** and the landlord will receive an **Order of Possession** effective the agreed date.
2. The tenant confirmed and attests **they will pay the rent when due** in accordance with the tenancy agreement.

Both parties testified in the hearing confirming to me that they understood and agreed to the above terms, and that the settlement particulars comprise the full and final settlement of this matter and status of the tenancy.

So as to perfect this settlement agreement,

The landlord is given an **Order of Possession**, effective **August 31, 2019**. The tenant must be served with this Order. If the tenant fails to comply with the Order, the Order may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

As the parties settled this matter I decline to grant the tenant the filing fee.

Conclusion

The parties settled their dispute in the above terms.

This Decision and Settlement agreement are final and binding.

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 26, 2019

Residential Tenancy Branch