



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ALPHA TRUST
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes **CNC MT**

Introduction

This hearing dealt with an application by the tenant under the *Residential Tenancy Act* (the *Act*) for the following:

- Cancellation of One Month Notice to End Tenancy for Cause ("One Month Notice") pursuant to section 47;
- A request for more time to cancel the One Month Notice pursuant to section 66.

Both parties attended the hearing. Each party acknowledged receipt of the other party's materials. No issues of service were raised. I find each party served the other in accordance with the *Act*.

Both parties had an opportunity to be heard, to present their affirmed testimony and to make submissions. Before the conclusion of this hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise, and achieved a resolution of their dispute.

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties do so during the dispute resolution proceedings, the settlement may be recorded in the form of a Decision or an Order. Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a Decision:

The Parties mutually agreed as follows:

- The month-to-month tenancy between the parties continues pursuant to the terms of the tenancy agreement between them and will end on July 31, 2019 at 1:00 PM at which time the tenant and all occupants will have vacated the unit;
- Before vacating the unit, the tenant will assure that the ducts for the unit are professionally cleaned at her expense and she will provide the receipt confirming this to the landlord.
- The tenant's application is dismissed without leave to reapply.

The landlord is granted an order of possession effective at 1:00 PM on July 31, 2019. The order of possession must be served upon the tenant. If the tenant does not comply with the order, the order may be filed in the Supreme Court of British Columbia 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: July 2, 2019

Residential Tenancy Branch