



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding TI CHU INVESTMENTS LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, OPR, MNR, FF

Introduction

In the first application the tenant seeks to cancel a ten day Notice to End Tenancy for unpaid rent dated April 25, 2019. In the second application the landlord seeks and order of possession pursuant to that Notice and a monetary award for two months' rent in the amount of \$3200.00.

Both parties attended the hearing and were given the opportunity to be heard, to present sworn testimony and other evidence, to make submissions, to call witnesses and to question the other. Only documentary evidence that had been traded between the parties was admitted as evidence during the hearing.

The landlord's representative Mr. C. testified in support of the landlord's application. During the tenant's following testimony it was discovered that she had found new accommodation and intended to vacate the premises at the end of June.

With that disclosure the parties were able to work a settlement of all claims. This decision enshrines the agreement reached during this hearing.

The parties agree that this tenancy will end on June 30, 2019 and that the landlord will have an order of possession for one o'clock in the afternoon on that day.

The parties agree that the landlord is owed \$3200.00 for outstanding rent, that the landlord may retain the \$800.00 security deposit in reduction of that amount and that the landlord will have a monetary order against the tenant for the remainder of \$2400.00.

The tenancy agreement confirms that only the corporate party is the landlord, not Ms. D.C. The orders will reflect that fact.

I commend the parties for reaching this resolution of the matter.

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 14, 2019

Residential Tenancy Branch