



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, OLC, FFT

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, made on September 9, 2020 (the "Application"). The Tenant applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order cancelling a One Month Notice to End Tenancy for Cause, dated September 1, 2020 (the "One Month Notice");
- an order that the Landlord comply with the Act;
- an order granting the return of the filing fee.

The Tenant, the Tenant's Advocate L.V., and the Landlord attended the hearing at the appointed date and time.

Settlement Agreement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated on several occasions that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision. During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the Tenant will pay the outstanding balance of rent owed to the Landlord in the amount of \$1,320.00 no later than 11:59 PM (Pacific Time) on November 2, 2020.
2. The parties agree that the Landlord is awarded a monetary order in the amount of \$1,320.00 for the outstanding balance of unpaid rent.

3. The parties mutually agree to end the tenancy at 1:00 PM on January 31, 2021.
4. The Landlord is granted an Order of Possession effective at 1:00 PM on January 31, 2021.
5. The Tenant withdraws this application in full as part of this mutually settled agreement.

This settlement agreement was reached in accordance with section 63 of the *Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The Landlord is granted a monetary order in the amount of **\$1,320.00**. The monetary order may be filed in and enforced as an order of the Provincial Court of British Columbia (Small Claims).

The Landlord is granted an Order of Possession effective at **1:00 PM on January 31, 2021** after the Order is served to the Tenant. Should the Tenant fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

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: November 02, 2020

Residential Tenancy Branch