



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **SETTLEMENT DECISION**

Dispute Codes      CNC, OLC, FFT, RR, LRE, OLC, FFT

The tenant brings both these applications. In total he applies to cancel a one month Notice to End Tenancy for 'repeated late payment of rent,' for a compliance order, a rent reduction, a restriction on the landlord's right of entry and recover of his filing fees.

With the able assistance of counsel, the parties achieved a settlement of all the matters in dispute between the parties, including a claim that the tenant failed to pay \$800.00 of rent last April.

The matter is resolved on the following basis:

1. This tenancy will end by agreement on March 31, 2021 and the landlord will have an order of possession effective at one o'clock in the afternoon on that day,
2. All rent accruing to that time (particularly the last half of February 2021 and March 2021 rents) are waived by the landlord.
3. The landlord will pay the tenant \$450.00 plus \$100.00 of the two filing fees incurred by the tenant and the tenant will have a monetary order against the landlord in the total amount of \$550.00.

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: February 18, 2021

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Residential Tenancy Branch