



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding CAPREIT LIMITED PARTNERSHIP RENTAL  
TOWNHOUSES and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNC, LRE, RP, RR, MNDCT, MNRT, FFT

### Introduction

This hearing convened as a result of a Tenant's Application for Dispute Resolution, filed on May 1, 2021, wherein the Tenant sought the following relief:

- an Order canceling a 1 Month Notice to End Tenancy for Cause, issued on April 28, 2021;
- an Order restricting the Landlords' right to enter the rental unit;
- an Order that the Landlord make repairs, emergency and otherwise to the rental unit;
- an Order permitting the Tenant to reduce her rent by the cost or repairs or facilities;
- monetary compensation from the Landlord; and
- recovery of the filing fee

The hearing was conducted by teleconference on September 7, 2021 and continued on October 8, 2021. Both parties called into the hearings and were provided the opportunity to present their evidence orally and in written and documentary form and to make submissions to me. The Tenant was assisted by an advocate, D.L. and the Landlord was represented by the Operations Manager, C.M.

### Settlement and Conclusion

During the hearing on October 8, 2021, the parties confirmed they had resolved matters by mutual agreement. The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the

*Residential Tenancy Branch Rules of Procedure.* As the parties resolved matters by agreement, I make no findings of fact or law with respect to their relative claims. The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

The terms of their settlement follow.

1. The tenancy shall end and the Tenant shall vacate the rental unit by no later than **11:59 p.m. on December 31, 2021.**
2. The Landlord is granted an Order of Possession effective **11:59 p.m. on December 31, 2021.** The Landlord must serve the Order on the Tenant as soon as possible and may if necessary, file and enforce the Order in the B.C. Supreme Court.
3. All other claims raised in the Tenant's Application filed May 1, 2021 are dismissed with leave to reapply.

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: October 08, 2021

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Residential Tenancy Branch