



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes CNL, DRI

Introduction

This hearing dealt with an Application for Dispute Resolution (the “Application”) by the tenant to cancel a Two Month Notice to End Tenancy for Landlord’s Use of Property (the “Notice”), issued on September 29, 2022, and to dispute a rent increase that is above the amount allowed.

Both parties appeared.

Rule 2.3 of the Residential Tenancy Branch Rules of Procedure authorizes me to dismiss unrelated disputes contained in a single application. In these circumstances, the tenant indicated several matters of dispute on the Application, the most urgent of which is the application to set aside the Notice. I find that not all the claims on the Application are sufficiently related to be determined during these proceedings. I will, therefore, only consider the tenant’s request to set aside the Notice at these proceedings. The balance of the tenant’s applications is dismissed, with leave to reapply.

After approximately 45 minutes the parties agreed to settle these matters, on the following conditions:

1. The Notice is cancelled and of no force or effect; and
2. The parties agreed that the tenancy will end by mutual agreement on July 31, 2023. An Order of Possession will be awarded to the landlord for this date.

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

Conclusion

As a result of the above settlement, the landlord is granted an Order of Possession, should the tenant fail to comply with the settlement agreement.

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 21, 2023

Residential Tenancy Branch