



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes CNR, CNL, FFT

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the “10 Day Notice”), to cancel a Two Month Notice to End Tenancy For Landlord’s Use of Property, (the “Two Month Notice”) issued on February 28, 2023, and to recover the cost of the filing fee.

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

- 1) The parties agreed that the 10 Day Notice is cancelled and has no force and effect;
- 2) The parties agreed that the tenancy will end based on the Two Month Notice with the following correction by way of the settlement agreement as the landlord did not state a reason for ending the tenancy within the Two Month Notice;
- 3) The reason for end the tenancy is that the rental unit will be occupied by the landlord; and
- 4) The effective date of the Two Month Notice will automatically correct to May 31, 2023.

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 landlord fail to comply with the settlement agreement.

This agreement does not take away the tenant's right to compensation under section 51 of the Act and does not take away the tenant's right to end the tenancy earlier pursuant to section 50 of the Act.

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: March 28, 2023

Residential Tenancy Branch