



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, MNDCT, DRI, LRE, LAT, OLC, FFT

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking the following relief:

- an order cancelling a notice to end the tenancy for cause;
- a monetary order for money owed or compensation for damage or loss under the *Residential Tenancy Act*, regulation or tenancy agreement;
- disputing a rent increase;
- an order limiting or setting conditions on the landlord's right to enter the rental unit;
- an order permitting the tenant to change the locks to the rental unit;
- an order that the landlord comply with the *Act*, regulation or the tenancy agreement; and
- to recover the filing fee from the landlord for the cost of the application.

The tenant and the landlord attended the hearing, and the landlord was assisted by Legal Counsel.

At the commencement of the hearing, the parties agreed that the tenant was not served with a notice to end the tenancy, but has vacated the rental unit and therefore, the following applications are dismissed without leave to reapply:

- for an order cancelling a notice to end the tenancy for cause;
- for an order limiting or setting conditions on the landlord's right to enter the rental unit;
- for an order permitting the tenant to change the locks to the rental unit; and
- for an order that the landlord comply with the *Act*, regulation or the tenancy agreement.

During the course of the hearing the parties agreed to settle the balance of the tenant's application, and the tenant will have a monetary order in the amount of \$1,000.00. The landlord must be served with the order, which may be filed in the Provincial Court of British Columbia, Small Claims division for enforcement.

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.

Since the parties have settled this dispute, I decline to order that the tenant recover the filing fee from the landlord.

Conclusion

For the reasons set out above, and by consent, I hereby grant a monetary order in favour of the tenant as against the landlord pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$1,000.00.

The balance of the tenant's application is hereby dismissed without leave to reapply.

This order is final and binding and may be enforced.

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 09, 2023

Residential Tenancy Branch