



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes CNC, OLC, FFT

Introduction

A proceeding was conducted in response to the tenant's application on February 2, 2023, to dispute a One Month Notice to End Tenancy For Cause issued on January 31, 2023 (the One Month Notice).

Both parties appeared, gave affirmed testimony, and were provided the opportunity to present their evidence and make submissions at the hearing. I find that both parties were sufficiently served according to section 71(2)(c) of the Act.

At the proceeding the parties voluntarily agreed to settle the dispute.

Settlement

Under section 63 of the Residential Tenancy Act (Act) I order the following terms:

- The One Month Notice issued January 31, 2023, is cancelled.
- The tenancy will continue until ended in accordance with the Act, on the condition that the individual JR does not attend the rental property.
- If the landlord confirms a reliable report that JR has attended the rental property, the landlord will inform the tenant of the details of the report and may end the tenancy.
 - To enforce this term, the landlord is awarded an order of possession which will be effective two weeks after service to the tenant.

Filing Fee

Since both parties have been successful in reaching a settlement at this hearing, I find the filing fee should be shared equally between them. The tenant may reduce a future rent payment by \$50.00 as compensation for half of the filing fee.

Conclusion

To carry out to the settlement reached between the parties, and as discussed at the hearing, I grant the landlord the conditional order of possession.

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: May 30, 2023

Residential Tenancy Branch