



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, RR, FFT

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking an order cancelling a notice to end the tenancy for landlord's use of property; an order reducing rent for repairs, services or facilities agreed upon but not provided; 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 tenant was assisted by Legal Counsel. Another person introduced as a co-owner with the landlord also attended.

During the course of the hearing the parties agreed to settle this dispute in the following terms:

1. The Two Month Notice to End Tenancy For Landlord's Use of Property dated November 1, 2024 is cancelled and the tenancy continues until it has ended in accordance with the law;
2. The tenant will have a monetary order as against the landlord in the amount of \$1,550.00.

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 application.

The landlord must be served with the monetary order, and I order that the tenant be permitted to reduce rent for a future month by \$1,550.00, or may file the order for enforcement in the Provincial Court of British Columbia, Small Claims division as an order of that Court.

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, the Two Month Notice to End Tenancy For Landlord's Use of Property dated November 1, 2024 is hereby cancelled and the tenancy continues until it has ended in accordance with the law.

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 \$1,550.00, and I order that the tenant be permitted to reduce rent for a future month by that amount or may otherwise recover it.

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: December 28, 2023

Residential Tenancy Branch