



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes

Tenant's application ending in 078: CNR-MT, CNC-MT, CNOP, DRI, LRE, LAT
Landlord's application ending in 826: OPC-DR

Introduction

Pursuant to section 58 of the Residential Tenancy Act (the Act), I was designated to hear crossed applications.

The tenant's application pursuant to the Act is for:

- Cancellation of a 10-Day Notice to End Tenancy for Unpaid Rent or Utilities (the 10 Day Notice) pursuant to section 46;
- Cancellation of the One Month Notice to End Tenancy for Cause (the One Month Notice), pursuant to section 47;
- An order to dispute a rental increase, pursuant to section 43;
- An order to restrict or suspend the landlord's right of entry, under section 70;
- An order of authorization to change the lock, pursuant to sections 31 and 70;

The landlord's application pursuant to the Act is for:

- An order of possession under a One Month Notice to End Tenancy for Cause (the One Month Notice), pursuant to sections 47 and 55;

Settlement

Under section 63 of the Act, the Arbitrator may assist the parties to settle their dispute. If the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During this hearing, the parties reached an agreement to settle their dispute.

Both parties agreed to the following terms of a final and binding resolution of the Tenant's application and the issues in dispute arising out of this tenancy at this time and that they did so of their own free volition and without any element of coercion:

- All notices to end tenancy issued before the date of this hearing are cancelled;
- This tenancy will end on April 30, 2024, at 11:59 PM;
- The Tenant agrees to immediately begin clearing out the storage room of any excess items, in good faith;
- Both parties agree that these particulars settle all issues related to both applications for dispute resolution.

Conclusion

This tenancy will end on April 30, 2024, at 11:59 PM.

To give effect to the settlement reached between the parties, and as discussed at the hearing, I grant an Order of Possession to the landlord effective **on April 30, 2024, at 11:59 PM, after service of this Order** on the tenant. Should the tenant or any occupant on the premises fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

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 15, 2023

Residential Tenancy Branch