



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Housing

A matter regarding KMK DEVELOPMENTS LTD  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNR-MT, CNC-MT, MNRT, RR, OLC

### 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 unpaid rent or utilities;
- an order granting more time than prescribed to dispute the notice to end the tenancy for unpaid rent or utilities;
- an order cancelling a notice to end the tenancy for cause;
- an order granting more time than prescribed to dispute the notice to end the tenancy for cause;
- a monetary order for the cost of emergency repairs;
- an order reducing rent for repairs, services or facilities agreed upon but not provided; and
- an order that the landlord comply with the *Residential Tenancy Act*, regulation or tenancy agreement.

The tenant and an agent for the landlord attended the hearing, and the tenant was accompanied by a person to assist.

At the commencement of the hearing I alerted the parties to the Rules of Procedure which specify that multiple applications contained in a single application must be related, and I dismissed the tenant's applications for a monetary order for the cost of emergency repairs, and for an order reducing rent, and the application for an order that the landlord comply with the *Act*, regulation or tenancy agreement, with leave to reapply.

The parties could not agree on the exchange of evidence, however the parties agreed to settle the dispute in the following terms:

1. the landlord will have an order of possession effective at 1:00 p.m. on March 31, 2024 and the tenancy will end at that time.

The tenant must be served with the order of possession, which may be filed for enforcement in the Supreme Court of British Columbia.

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 the applications concerning cancellation of notices to end the tenancy.

### Conclusion

For the reasons set out above, and by consent, I hereby grant an order of possession in favour of the landlord effective at 1:00 p.m. on March 31, 2024 and the tenancy will end at that time.

The balance of the tenant's application is hereby dismissed with leave to reapply.

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: February 15, 2024

---

Residential Tenancy Branch