



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding SURREY 108 DEVELOPMENTS LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes **CNC-MT; OPC, MNRL-S, LRSD, FFL**

Introduction

This hearing dealt with an application by the tenant under the *Residential Tenancy Act* (the *Act*) for the following:

- More time to file and Cancellation of One Month Notice to End Tenancy for Cause ("One Month Notice") pursuant to section 47;

This hearing dealt with an application by the landlord under the *Residential Tenancy Act* (the *Act*) for the following:

- A monetary order for unpaid rent and for compensation for damage or loss under the *Act*, *Residential Tenancy Regulation* ("*Regulation*") or tenancy agreement pursuant to section 67 of the *Act*;
- Authorization to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary order requested pursuant to section 72 of the *Act*;
- An order requiring the tenant to reimburse the landlord for the filing fee pursuant to section 72.

The parties attended and settled their disputes.

Under section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute. If they do so, I may record the settlement as a Decision or an Order.

This settlement agreement was reached under section 63.

Given the agreement reached between the parties during the proceedings, I find that the following records this settlement as a Decision:

The parties agreed as follows:

- 1) The tenancy between the parties will end at 1:00 PM on May 31, 2024, at which time the tenant and any other occupants will return vacant possession of the rental unit to the landlord.
- 2) The tenant will pay outstanding rent for April 2024 in the amount of \$695.00 to the landlord.
- 3) The tenant understood and agreed that he will also pay rent for the upcoming month of May 2024 before he moves out on May 31, 2024.

To give effect to this settlement agreement, I grant the landlord:

- 1) Order of Possession effective 1:00 PM on May 31, 2024.
- 2) Monetary Order in the amount of \$695.00.

The parties fully discussed this settlement. Each party stated they understood and agreed with the terms.

All matters raised in this application are settled under the above agreed terms.

Conclusion

I grant the landlord a Monetary Order in the amount of \$695.00.

I grant the landlord an Order of Possession effective 1:00 PM on May 31, 2024.

The landlord may file and enforce these Orders in the Courts of BC.

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: April 15, 2024

Residential Tenancy Branch