



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

## **DECISION**

Dispute Codes      CNC, FFT

### Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking an order cancelling a One Month Notice to End Tenancy For Cause and to recover the filing fee from the landlord for the cost of the application.

The tenant and an agent for the landlord attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. the landlord will have an order of possession effective at 1:00 p.m. on November 30, 2024, and the tenancy will end at that time, except that the tenant may end the tenancy earlier, by giving the landlord at least 4 days notice prior to November 1, 2024, which notice can be provided by email;
2. the landlord will forfeit any requests for cleaning, which will not be charged against the security deposit;
3. the landlord will contact a locksmith to repair or replace the tenant's storage locker lock within the next 3 days, and if a new lock is required, a new key will be provided to the tenant;
4. the landlord will notify the tenant by email when the repair or replacement of the lock to the storage room is completed;
5. the landlord will reimburse the tenant for the \$100.00 filing fee.

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 matter.

### 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 November 30, 2024, and the tenancy will

end at that time, however the tenant may vacate earlier by providing the landlord with at least 4 days notice, prior to November 1, 2024 of the tenant's intention to vacate the rental unit earlier, which may be given to the landlord by email. The tenant must be served with the order of possession, which may be filed in the Supreme Court of British Columbia for enforcement.

By consent, I hereby order that the landlord forfeit any requests for cleaning at the end of the tenancy and to avoid any deductions from the security deposit with respect to cleaning.

By consent, I hereby order the landlord to replace or repair the lock to the tenant's storage locker within the next 3 days, and if replaced, I order the landlord to provide the tenant with a key, and to notify the tenant, by email, when that is completed.

I hereby grant a monetary order in favour of the tenant as against the landlord in the amount of \$100.00 as full recovery of the filing fee, with the landlord's consent. The landlord must be served with the order, which may be filed in the Provincial Court of British Columbia, Small Claims division and enforced as an order of that Court.

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: October 08, 2024

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Residential Tenancy Branch