



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MT, CNR, ERP

Introduction

This hearing dealt with the tenants' Application for Dispute Resolution seeking more time to apply to cancel a notice to end tenancy; to cancel a notice to end tenancy; and for emergency repairs.

The hearing was conducted via teleconference and was attended by the male tenant and the landlord. The male tenant testified that the female tenant had moved out, as such, the application is amended to exclude the female tenant.

Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to more time to apply to cancel a 10 Day Notice to End Tenancy for Unpaid Rent; to cancel a 10 Day Notice to End Tenancy for Unpaid rent; for an order to have the landlord make emergency repairs, pursuant to Sections 33, 46, and 66 of the *Residential Tenancy Act (Act)*.

Background and Evidence

During the hearing the parties came to the following settlement agreement:

1. The landlord withdraws her 10 Day Notice to End Tenancy for Unpaid Rent issued on June 1, 2011;
2. The tenant withdraws his Application for Dispute Resolution;
3. The landlord agrees to new rent in the amount of \$500.00 beginning July 1, 2011;
4. The tenant agrees to pay rent for July no later than July 1, 2011;
5. Should the tenant fail to pay the landlord on July 1, 2011 \$500.00 he agrees to vacate the rental unit;
6. The tenant agrees to pay the landlord \$20.00 per month for the rental arrears of \$625.00 for the month of June 2011 is paid.

Conclusion

In support of the settlement agreement, I grant the landlord an order of possession to be enforce only should the tenant fail to comply with points 4 and 5 of the settlement agreement.

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: June 27, 2011.

Residential Tenancy Branch