



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding FULL SERVICE RENTALS  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNC

### Introduction

This hearing was scheduled to deal with a tenant's application to cancel a 1 Month Notice to End Tenancy for Cause. Both parties appeared or were represented at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

After both parties had an opportunity to be heard the parties indicated a willingness to resolve this dispute by way of a mutual agreement. I have recorded the mutual agreement by way of this decision and the Order that accompanies it.

### Issue(s) to be Decided

What are the terms of the mutual agreement?

### Background and Evidence

The parties mutually agreed upon the following terms:

1. The tenancy will end and the tenant will return vacant possession of the rental unit to the landlord on or before 1:00 p.m. on March 15, 2013.
2. The tenant shall not unreasonably disturb or significantly interfere with other occupants of the property during the remainder of her tenancy.
3. The tenant will leave the rental unit undamaged and reasonably clean, pursuant to her obligation to do so under the Act.
4. The landlord is authorized to retain the tenant's security deposit in lieu of rent owed for the period of March 1 – 15, 2013.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record a settlement agreement in the form of a decision or order.

I have accepted and recorded the mutual agreement reached by the parties during this hearing and make the terms an Order to be binding upon both parties. Accordingly, I authorize the landlord to retain the tenant's security deposit and I provide the landlord with an Order of Possession effective at 1:00 p.m. on March 15, 2013 to serve and enforce as necessary.

Conclusion

The parties reached a mutual agreement during the hearing that I have recorded in this decision. The landlord has been provided an Order of Possession effective March 15, 2013 at 1:00 p.m. to serve and enforce as necessary.

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: March 05, 2013

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Residential Tenancy Branch

