



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: CNC, CNL, MNR, OPC, OPL, MND, MNR, MNSD, MNDC, FF.

Introduction:

The tenant has applied a number of orders including, an order to recover the cost of repairs, a monetary Order, and an Order to cancel a Notice to End the Tenancy dated August 31, 2013 for cause and another dated July 27, 2013 for landlord use. The landlord applied for an Order for possession pursuant to the aforementioned notices, a monetary Order and an Order to retain the security deposit.

Facts:

A hearing was conducted in the presence of both parties. In the course of this proceeding and upon review of the applications, I have determined that I will not deal with the monetary and security deposit dispute issues. For disputes to be combined on an application they must be related. Not all the claims on this application are sufficiently related to the main issue to be dealt with together. Therefore, I will deal with the tenant's request to set aside, or cancel the landlord's Notices to End Tenancy, and the landlord's application for an Order for possession and I have dismissed the balance of the parties' monetary and security deposit claims with liberty to re-apply.

A tenancy began on June 20, 2013 with rent in the amount of \$ 750.00 due in advance on the first day of each month. The tenant paid \$ 375.00 for a security deposit on June 4, 2013. .

Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) as follows:

- a. The parties have agreed to end the tenancy effective November 30, 2013 at 1:00 PM,
- b. The tenant will not pay any rent for November 2013, and
- c. The parties will treat each other with courtesy and respect for the remainder of the tenancy.

Conclusion:

As a result of the settlement I have granted the landlord an Order for Possession effective November 30, 2013 at 1:00 PM. This order may be enforced in the Supreme Court of B.C. The tenant must be served with this Order and decision as soon as possible. There shall be no order as to reimbursement of the filing fee herein to either party. I have cancelled the Notices to End the Tenancy dated August 31, 2013 for cause and dated July 27, 2013 for landlord use. I have dismissed with leave the landlord and tenant's applications for monetary Orders and applications regarding the security deposits. I have dismissed all of the other landlord and tenant's claims herein.

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: September 17, 2013

Residential Tenancy Branch

