



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes DRI, CNL, MNDC, OLC, RP

Introduction:

The tenant has applied for a number of orders including, an order to make repairs, a monetary Order for loss of quiet enjoyment, an Order that the landlords comply with the Act, disputing a rent increase and an Order to cancel a two month Notice to End the Tenancy dated October 1, 2013.

Facts:

A hearing was conducted in the presence of both parties. A tenancy began on November 1, 2011 with rent in the amount of \$ 1,100.00 due in advance on the first day of each month. The tenant paid a security deposit of \$ 550.00 at the beginning of the tenancy.

The tenant indicated several matters of dispute on her application and confirmed that the main issue to deal with during this proceeding was the Notice to End Tenancy and the rent increase. For disputes to be combined on an application they must be related. Not all the claims on this application were sufficiently related to the main issue to be dealt with together. Therefore, I dealt with the tenant's request to set aside or cancel the Notice to End Tenancy, and the rent increase and I dismissed the balance of the tenant's claims with liberty to re-apply.

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 June 30, 2014 at 1:00 PM,
- b. The tenant agrees to pay the landlords the sum of \$ 1,100.00 for rent for November by Friday November 15, 2013. The tenant will not be required to pay rent for the last month of her tenancy,

- c. The rent for the tenancy subject to increases permitted by the Act is \$ 1,100.00 per month, and
- d. The tenant agrees that the garage will not be part of the tenancy or rental unit and will remove all her belongings from it, by November 30, 2013.

Conclusion:

As a result of the settlement I have granted the landlords an Order for Possession effective June 30, 2014 at 1:00 PM. This order may be enforced in the Supreme Court of B.C.. There shall be no order as to reimbursement of the filing fee. I have cancelled the Notice to End the Tenancy dated October 1, 2013. I have dismissed all of the tenant's claims other herein with leave to reapply.

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: November 12, 2013

Residential Tenancy Branch

