



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, FF, MND

Introduction

This decision deals with two applications for dispute resolution, one brought by the tenant and one brought by the landlords. Both files were heard together.

The tenant's application is a request to cancel a Notice to End Tenancy that was given for cause.

The landlord's application is a request for an Order of Possession based on a Notice to End Tenancy that was given for cause and a request for a Monetary Order for \$523.32.

First of all it is my decision that I will not deal with all the issues that the landlord has put on his application. For claims to be combined on an application they must related.

Issues to Be Decided

Not all the issues on this application are sufficiently related to the main issue to be dealt with together.

I therefore will deal with whether or not to uphold or cancel the Notice to End Tenancy and I dismiss the monetary claim with liberty to re-apply.

Before dealing with this as an adjudication I offered to assist the parties to come to an agreement on their own through mediation, and the parties were able to come to the following agreement.

Mutual agreement reached by the parties at the hearing

Both landlord and the tenant agree that this tenancy will end at 1:00 p.m. on May 31, 2015 and an Order of Possession will be issued for that date.

Both the landlord and the tenant agreed that they tenant will allow the landlord to show the rental unit to prospective tenants as long as the landlord gives her the required 24 hour written notice.

Conclusion

In light of the above agreement I have issued an order of possession for 1 PM on May 31, 2015.

As stated previously, the monetary portion of the landlords claim is dismissed 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: May 13, 2015

Residential Tenancy Branch

