Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding HFBC Housing Foundation and Vancouver Eviction Serices
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes   MNDC, OLC, PSF, RPP, MNR, OPR, OPC, FF

Introduction:

The tenant has applied for an Order to compel the landlord to return his property, a monetary order for the value of his property, an Order that the landlord comply with the Act, and an Order that the landlord provide services. The landlord applied for an Order for Possession and a monetary Order for unpaid rent pursuant to a Notice to End a Tenancy for unpaid rent dated October 7, 2015. All parties attended the hearing. Service of the applications was admitted. I did not rely on the landlord's written evidence as the tenant had not received it.

Facts:

A tenancy began in 2009 with rent in the amount of $ 575.00 due in advance on the first day of each month. The tenant did not pay any security deposit.

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 December 31, 2015 at 1:00 PM,

b.   The tenant will have access to all storage rooms in which he has property provided he gives the landlord 24 hours prior notice, and

c.   The landlord's application to recover any outstanding rent will be dismissed with leave to reapply.

Conclusion:

As a result of the settlement I have granted the landlord an Order for Possession effective December 31, 2015 at 1:00 PM. This order may be enforced in the Supreme Court of B.C. The landlord's application for a monetary Order for unpaid rent is dismissed with leave to reapply. All of the tenant's applications are dismissed with leave to reapply. There shall be no order as to reimbursement of the filing fee herein to either party.

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: December 21, 2015

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Residential Tenancy Branch