



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CITY OF MAPLE RIDGE
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: CNE

Introduction

This hearing dealt with an application by the tenant for an order to set aside a notice to end tenancy for end of employment. Both parties attended the hearing and had opportunity to be heard. The landlord acknowledged receipt of evidence submitted by the tenant. Both parties gave affirmed testimony.

Issue to be Decided

Does the landlord have grounds to end this tenancy?

Background and Evidence

The tenancy began in September 2011. The tenant is an employee of the landlord and is provided with accommodation as part of his tenancy agreement. The market monthly rent is \$850.00. On December 29, 2017, the landlord served the tenant with a notice to end tenancy for end of employment with an effective date of January 31, 2018. The tenant disputed the notice in a timely manner.

The reasons for the notice were discussed at length. During the hearing the parties engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Analysis

Pursuant to Section 63 of the *Residential Tenancy Act*, the Arbitrator may assist the parties settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

During this hearing, the parties reached an agreement to settle their dispute under the following terms.

- The tenant agreed to move out by 1:00 pm on February 28, 2018.
- The landlord agreed to extend the tenancy up to 1:00 pm on February 28, 2018. An order of possession will be issued in favour of the landlord effective this date.
- The landlord agreed to use the security deposit as rent for February. The tenant agreed to pay the balance rent of \$425.00 by February 15, 2018.
- The parties agreed to exercise any additional goodwill, good behaviour and spirit of cooperation necessary in regard to the above undertakings, which might be required to achieve a positive end to this landlord – tenant relationship.
- Both parties acknowledged that they understood and agreed with the above terms of their agreement.

The tenant and the landlord have reached a settled agreement, as recorded above. This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this settled agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to seek remedy.

Conclusion

Pursuant to section 55 I am issuing a formal order of possession effective by 1:00pm on February 28, 2018. The Order may be filed in the Supreme Court for enforcement.

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: February 08, 2018

Residential Tenancy Branch