

Dispute Codes:

CNL

MNDC

RR

FF

SETTLEMENT AGREEMENT

This Hearing dealt with an application by the Tenant to cancel a Two Month Notice to End Tenancy for Landlord's Use issued August 18, 2009; for a Monetary Order for compensation for damage or loss; to reduce the rent; and to recover the cost of the filing fee from the Landlord.

During the course of the hearing, the parties reached an agreement to settle this matter, on the following conditions:

1. The parties reached a mutual end of tenancy agreement. The Tenant will vacate the rental unit by 1:00 p.m. on November 15, 2009.
2. The Tenant withdrew her application.
3. Commencing November 1, 2009, the Tenant will cooperate with the Landlord regarding the Landlord's access to the rental property in order to make repairs to the front and back door and frame; complete renovations to the bathrooms, pressure wash the patio and outdoor area; and clean up the grass, garden, trees and surrounding yard. The Landlord will provide the Tenant with 24 hour written notice of such access. The Tenant understands that she is not required to be present during such access.
4. In order to compensate the Tenant for vacating the rental unit for the Landlord's use, the Tenant will pay a reduced rent, representing ½ a month's rent, in the amount of \$725.00, which will represent all rent due to the Landlord for the period between October 1, 2009, and November 15, 2009. This reduced rent will be paid to the Landlord on or before November 1, 2009.

I grant the Landlord an Order of Possession, effective **1:00 p.m., November 15, 2009.**

If the Tenant fails to vacate the rental unit by 1:00 p.m. on November 15, 2009, the

Landlord must serve the order of possession on the Tenant and may file the Order in the Supreme Court of British Columbia, to be enforced as an Order of that Court.

Dated: October 26, 2009.
