



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDC, OLC, ERP, RR, O

### Introduction

This matter dealt with an application by the Tenants for compensation for damage or loss under the Act, regulations or tenancy agreement, for the Landlord to comply with the Act, for emergency repairs to the property, for a rent reduction and for other considerations.

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

1. the Landlord would not require the Tenant to pay the security deposit of \$400.00;
2. the Landlord would not require the Tenants to pay the October, 2011 rent of \$800.00 to assist the Tenants financially to move out of the unit by 1:00 p.m. on November 1, 2011.
3. the Tenant agrees to move out of the rental unit by 1:00 p.m. on November 1, 2011
4. the Tenant withdraws their application as a mutual agreement to move out of the rental unit was agreed upon.
5. the Landlord will receive an Order of Possession with an effective vacancy date of November 1, 2011.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agreed to end the tenancy on November 1, 2011 as per the above arrangement.

The Landlord has received an Order of Possession with an effective vacancy date of November 1, 2011.

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*.

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Residential Tenancy Branch