



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

Dispute Codes: CNC; FF

SETTLEMENT AGREEMENT

This matter was originally set for Hearing on March 30, 2012 to consider the Tenant's application to cancel a *One Month Notice to End Tenancy for Cause* issued February 24, 2012 and to recover the cost of the filing fee from the Landlords. On March 30, 2012, the dispute resolution officer dismissed the Tenant's application because the Tenant did not sign into the Hearing. On April 10, 2012, the Tenant filed an Application for Review Consideration, which was successful. This is the new Hearing that was ordered on April 10, 2012.

The parties gave affirmed testimony and had an opportunity to be heard and respond to other party's submissions. During the course of the Hearing the parties reached a mutual agreement to end the tenancy. Pursuant to the provisions of Section 63(2) of the Act, and at the request of the parties, I have recorded the terms of settlement below:

1. The parties mutually agree that the tenancy will end on July 31, 2012. The Tenant will move out of the rental unit by 1:00 p.m., July 31, 2012.
2. The Tenant will provide the Landlords with the rent payment for the month of May immediately, along with post dated cheques for rent for the months of June and July, 2012.
3. The Tenant will provide the Landlords with the clicker for the garage which does not work. Upon receipt of the clicker, the Landlords will provide the Tenant with a working clicker.
4. When the Landlords wish to access the rental unit for the purposes of measuring and replacing the windows, the Landlords will provide the Tenant with 24 hour written notice to access the rental unit, which will comply with the provisions of Section 29(1)(b) of the Act.
5. The Tenant agrees that he is responsible for paying for electricity. He will immediately call the electric company and have the utility put into his name, effective February 1, 2012.

Copies of Sections 29 and 90 of the Act accompany this Settlement Agreement.

Dated: May 08, 2012.

Residential Tenancy Branch