



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OP, FF

Introduction

This hearing was convened in response to an application by the Landlord for an Order of Possession pursuant section 55 of the *Residential Tenancy Act* (the “Act”).

Both Parties attended the conference call hearing. During the Hearing the Parties reached an agreement to resolve the dispute.

Settlement Agreement

Section 63 of the Act is set out as follows:

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.
- (2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order.

Given the authority under the Act, the Parties desire to settle their dispute during the proceedings, and agreement reached between the Parties during the proceedings, I find that the Parties have settled their dispute and the following records this settlement as a decision:

The Parties mutually agree as follows:

- 1. The Tenant will complete the following tasks on or before July 27, 2012:**
 - **The Tenant will pay the Landlord \$335.00;**
 - **The Tenant will replace the cracked window in the laundry room;**

- The Tenant will remove the electrical circuit for the microwave;
 - The Tenant will remove extra wiring from the electrical panel;
 - The Tenant will ensure that the deadbolt on the garage operates;
 - The Tenant will remove all of the Tenant's renovation material from the garage;
 - The Tenant will remove the dishwasher in the laundry room; and
 - The Tenant will replace the missing closet door in the upper bedroom.
2. If the Tenant fails to complete any of the above tasks on or before July 27, 2012, the tenancy will end on July 31, 2012.
3. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.

Conclusion

The Parties have resolved the dispute as set out above on the mutually agreed upon terms.

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: June 27, 2012.

Residential Tenancy Branch