



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNDC, OLC, OPT, FF

Introduction

This hearing was convened in response to an Application for Dispute Resolution, in which the Tenant applied for a monetary Order; an Order of Possession; an Order requiring the Landlord to comply with the *Residential Tenancy Act (Act)* or the tenancy agreement; an Order suspending or setting conditions on the Landlord's right to enter the rental unit; and to recover the filing fee from the Landlord for the cost of filing this application.

Both parties were represented at the hearing.

Issue(s) to be Decided

The issues to be decided were whether there is a need for an Order of Possession; whether there is a need for an Order requiring the Landlord to comply with the *Act* or the tenancy agreement; whether there is a need for an Order suspending or setting conditions on the Landlord's right to enter the rental unit; and whether the Tenant is entitled to recover the filing fee from the Landlord for the cost of filing this application.

Background and Evidence

At the outset of the hearing the Landlord and the Tenant mutually agreed to resolve this dispute under the following terms:

- The Tenant will vacate the rental unit by August 31, 2012
- The Landlord will pay \$1,000.00 to the Tenant.

Conclusion

On the basis of the aforementioned settlement agreement, I grant the Tenant a monetary Order of \$1,000.00. In the event that the Landlord does not voluntarily pay this amount to the Tenant, this Order may be filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

On the basis of the aforementioned settlement agreement, I grant the Landlord an Order of Possession that is effective at 1:00 p.m. on August 31, 2012. This Order may

be served on the Tenant, filed with the Supreme Court of British Columbia, and enforced as an Order of that Court.

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: August 20, 2012.

Residential Tenancy Branch