



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

### Dispute Codes

MNDC; OLC; ERP; PSF; LRE; RR; FF; O

### Introduction

This Hearing dealt with the Tenants' Application for Dispute Resolution seeking: compensation for damage or loss under the Act, regulation or tenancy agreement; an Order that the Landlord comply with the Act, regulation or tenancy agreement; Orders that the Landlord make emergency repairs for health or safety reasons and provide services or facilities required by law; an Order suspending or setting conditions on the Landlord's right to enter the rental unit; a rent reduction for repairs services or facilities agreed upon but not provided; and to recover the cost of the filing fee from the Landlord.

The Hearing was conducted via teleconference and was attended by the Landlord, two agents for the Landlord and the Tenants.

### Background and Evidence

During the course of the Hearing, the parties reached an agreement to settle this matter and **the Tenants withdrew their Application for Dispute Resolution**. 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 Landlord agrees to pay the Tenants the sum of **\$1,600.00** in full and final settlement of any and all claims for compensation resulting from this tenancy. This amount does not include the security deposit, which remains available to either party on application, to be applied in accordance with the provisions of the Act.
2. The Tenants agree to provide the Landlord with clean and vacant possession of the rental unit by **9:00 a.m., August 23, 2012**.
3. The parties will meet to perform a Move-Out Condition Inspection at 12:00 noon on August 23, 2012.

### Conclusion

In support of this settlement and with the agreement of both parties I grant the Landlord an Order of Possession effective **9:00 a.m., August 23, 2012**. If the Tenants fail to comply with this Order, the Order may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

Also in support of this agreement, I grant the Tenants a Monetary Order in the amount of **\$1,600.00** against the Landlord. If the Landlord fails to comply with this Order the Order may be filed in the Provincial Court of British Columbia (Small Claims) and enforced as an Order of that Court.

Dated: August 21, 2012.

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Residential Tenancy Branch