



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, OPR, MNR, NNDC, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an order of possession, and a monetary order.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions at the hearing.

Settlement Agreement

- 1) The parties agree the tenancy will end on December 31, 2012.
- 2) On November 30, 2012 at 2:00 pm the parties will meet at the rental unit and the tenant will provide to the landlord a key to the rental unit as the tenant was not authorized to change the locks.
- 3) On November 30, 2012, at 2:00 pm the landlord is entitled to inspect the unit, and if any repairs are required, the landlord will make arrangement to have those repairs completed. (This is to ensure the unit will be rentable for January 1, 2013)
- 4) The parties agreed the landlord is to provide 24 hours notice to the tenant to enter the unit and the notice will be posted on the door, stating the reason of entry.
- 5) The tenant is to ensure the rent money for November 2012, is in his bank account and that the cheque provided to the landlord is cashable today (November 28, 2012). December 2012, rent will be paid in accordance with the tenancy agreement.
- 6) The tenant has provided the service address of **(addressed removed)** as his address for service. The tenant agreed this service address can be used for all further applications relating to this tenancy.

Conclusion

As a result of the settlement agreement, I find the landlord is entitled to an order of possession effective December 31, 2012 at 1:00 pm.

Should the tenant fail to pay rent in accordance with this agreement the landlord is at liberty to serve the tenant with a ten day notice for unpaid rent and is at liberty to reapply for monetary compensation for unpaid rent.

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: November 28, 2012.

Residential Tenancy Branch