



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION – SETTLEMENT AGREEMENT

Dispute Codes MNDC, RP, FF

This hearing dealt with the Tenants' Application for Dispute Resolution. The Tenants were joined by one occupant who is in the rental unit.

Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties provided 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 to me. The Tenants' Application was amended with the correct spelling of name and address of the Landlord.

During the course of the hearing, the parties came to a mutual agreement to resolve their dispute. The parties have asked me to record the settlement.

In accordance with section 63 of the Act, I record the settlement in the form of a decision and order. The parties agree as follows:

1. The tenancy will end at **1:00 p.m. on December 31, 2012**, and the Tenants will vacate and give the Landlord quiet possession of the rental unit at this time;
2. The Landlord shall pay the Tenants **\$500.00** for the damages arising from bedbugs and loss of quiet enjoyment in the rental unit, and the Landlord shall pay the Tenants this sum at or before the time the Tenants vacate the rental unit as described above;
3. The Landlord shall return the security deposit to the Tenants at the end of the tenancy;
4. The Tenants will not damage the rental unit or the property and will leave the rental unit in a reasonably clean state at the end of the tenancy;
5. The Landlord shall not have cleaners enter the rental unit until after the end of the tenancy; and
6. The parties agree this is the final settlement of all claims between them and they will not bring any further claims against each other.

The parties are commended for reaching a resolution in this matter.

This decision is final and binding on the parties, unless otherwise provided under the Act, and is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: December 17, 2012.

Arbitrator
Residential Tenancy Branch