



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC, MNDC, FF

Introduction

This hearing dealt with a tenant's application for Orders for compliance and a Monetary Order for compensation for loss of quiet enjoyment. Both parties appeared or were represented at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

After both parties had an opportunity to be heard, the parties reached mutually agreeable terms to resolve this dispute.

Issue(s) to be Decided

What are the terms of the mutual agreement?

Background and Evidence

The parties mutually agreed to the following terms in settlement of this dispute:

1. The tenant shall be permitted use and occupancy of the rental unit until January 31, 2013.
2. Should the landlords wish to gain entry to the rental unit during the remainder of the tenancy, the landlords shall give proper notice or obtain the tenant's consent to enter, and no other persons shall enter the unit on behalf of the landlords.
3. The landlords shall compensate the tenant the equivalent of one-half month's rent, or \$425.00.
4. The security deposit remains in trust for the tenant, to be administered in accordance with the requirements of the Act.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record a settlement agreement in the form of a decision or order.

I have accepted the settlement agreement reached by the parties during this hearing and make the terms an Order to be binding upon both parties.

I have recorded the settlement agreement by way of this decision and I have provided the tenant with a Monetary Order in the amount of \$425.00 to serve upon the landlords and enforce if necessary.

Conclusion

The parties resolved this dispute by way of a mutual agreement. The tenant has been provided a Monetary Order in the amount of \$425.00 to serve upon the landlord and enforce as necessary.

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: January 24, 2013

Residential Tenancy Branch

