



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

Landlord: ET, FF

Tenant: CNC, CNR, MNR, MNDC, MNSD, OPT, AAT, LAT, AS,
RR, O

Introduction

This hearing dealt with cross applications for Dispute Resolution filed by both the Landlord and the Tenant.

The Landlord filed seeking an Order of Possession and to recover the filing fee for this proceeding.

The Tenants filed to obtain an order to cancel the Landlord's application for an Early End to the Tenancy, to cancel other Notices to End Tenancy, for compensation for loss or damage under the Act, regulations or tenancy agreement, for the cost of emergency repairs, to recover his security deposit, to gain an Order of possession for the unit, to gain access to the unit, to authorize the Tenant to change the locks on the unit, to allow the Tenant to assign or sublet the rental unit, for a reduced rent and for other considerations.

Service of the hearing documents by the Landlord to the Tenant were done by registered mail on January 24, 2013 in accordance with section 89 of the Act.

Service of the hearing documents by the Tenant to the Landlord was done by personal delivery January 25, 2013 in accordance with section 89 of the Act.

Both parties confirmed the receipt of the other parties' hearing package.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The Tenant agreed to move out of the rental unit by 6:00 p.m. on February 5, 2013 on the condition that the Landlord pays the Tenant \$625.00 by way of a bank draft and allow him access to the rental unit on Friday February 8, 2013 to remove his belongings and to clean the unit.
2. The Landlord agreed to pay the Tenant \$625.00 on the condition that the Tenant vacated the rental unit by 6:00 p.m. on February 5, 2013.
3. The Landlord also agreed to give the Tenant access to the rental unit on Friday February 8, 2013 so that the Tenant can remove his belongings and clean the unit.
4. The parties agreed that this arrangement is full settlement of all disputes that may arise from this tenancy.
5. As well both parties agreed that the Tenant will receive a monetary order for \$625.00 to support his claims and the Landlord will receive an Order of Possession to support the Landlord's application.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenant agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agreed to end the tenancy at 6:00 p.m. on February 5, 2013.

The Landlord agrees to pay the Tenant \$625.00 at 6:00 p.m. February 5, 2013 when the Tenant leaves the rental unit.

The Tenant agrees to vacate the rental unit as of 6:00 p.m. February 5, 2013.

I grant a Monetary Order for \$625.00 to the Tenant. The order must be served on the Respondent and is enforceable through the Provincial Court as an order of that court.

An Order of Possession effective at 6:00 p.m. on February 5, 2013 has been issued to the Landlord. A copy of the Order must be served on the Tenant: the Order of Possession may be enforced in the Supreme Court of British Columbia

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: February 05, 2013

Residential Tenancy Branch

