



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPC, MND, FF

### Introduction

This hearing dealt with a landlord's application for an Order of Possession for cause and a Monetary Order for damage to the rental unit or property. 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 a mutual agreement to resolve this dispute. I have recorded the settlement agreement by way of this decision and the Monetary Order that accompanies it.

### Issue(s) to be Decided

What are the terms of the settlement agreement?

### Background and Evidence

The parties mutually agreed to the following terms in full and final settlement of this dispute.

1. The 1 Month Notice to end Tenancy for Cause issued December 12, 2012 is withdrawn and the tenancy continues.
2. The landlord will have an electrician remove and/or relocate the electrical outlet on the tenant's balcony.
3. The landlord will present the tenant with a copy of the electrician's invoice upon completion of the work described above.
4. Upon presentation of the electrician's invoice the tenant shall promptly pay the landlord for the work described above up to a maximum amount of \$175.00 plus applicable taxes.

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 have provided the landlord with a Monetary Order in the amount of \$175.00, plus applicable taxes, to serve and enforce as necessary.

Conclusion

The parties reached a settlement agreement that has been recorded by way of this decision and the Monetary Order that accompanies it.

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 13, 2013

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Residential Tenancy Branch

