



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Castera Investments
and [tenant name suppressed to protect privacy]

SETTLEMENT AGREEMENT

Dispute Codes CNC OLC AAT

Introduction

This hearing dealt with an application by the tenant to cancel a notice to end tenancy for cause, as well as for an order that the landlord comply with the Act and an order allowing the tenant or tenant's guests access to the rental unit. Both tenants and two agents for the landlord participated in the teleconference hearing.

Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

- 1) The tenants agree to withdraw their application;
- 2) The landlord agrees to withdraw the notice to end tenancy;
- 3) The tenancy will end and the tenants will vacate on April 30, 2013; and
- 4) The tenants will be released from the fixed-term lease and will not be responsible for any rent for their unit after April 30, 2013.

Conclusion

I grant the landlord an order of possession effective April 30, 2013. The tenant must be served with the order of possession. Should the tenants fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to end the tenancy or apply for monetary compensation or other orders under the Act.

Dated: April 2, 2013

Residential Tenancy Branch

