



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding The Wellington Society
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC OLC AAT AS FF

Introduction

This hearing was convened as a result of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "*Act*"). The tenant applied for a monetary order, for an order directing the landlord to comply with the *Act*, regulation or tenancy agreement, to allow the tenant access to (or from) the unit or site for the tenant or the tenant's guests, to allow a tenant to assign or sublet because the landlord's permission has been unreasonably withheld, and to recover the filing fee.

The tenant, a support for the tenant, and two agents for the landlord (the "agents") attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

The parties confirmed receiving the evidence package from the other party prior to the hearing and that each party had the opportunity to review the evidence prior to the hearing.

Settlement Agreement

During the hearing, the parties agreed to settle all matters related to this tenancy to date, on the following conditions:

1. The parties agree that the tenant will enter into a new tenancy agreement and will allow a co-tenant to sign as part of that new tenancy agreement, effective May 1, 2013.

2. The landlord agrees to allow the tenant's current guest to remain in the rental unit until May 1, 2013 and may continue to reside in the rental unit if the guest signs the tenancy agreement described in #1 above, thereby becoming a co-tenant effective May 1, 2013.
3. The landlord agrees that the new tenancy agreement will not include a rent increase for additional tenants.
4. The security deposit of the tenant will transfer to the new tenancy agreement.
5. The tenant withdraws her application in full as part of this settlement agreement and waives her request for the recovery of her filing fee.
6. Both parties agree that this settlement agreement represents a full and final settlement of all matters relating to this tenancy to date.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

I order the parties to comply with their settled agreement described above.

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 *Residential Tenancy Act*.

Dated: April 26, 2013

Residential Tenancy Branch