



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL FF

Introduction

This hearing was convened as a result of the landlord's application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The landlord applied for an order of possession for Landlord's Use of Property, and to recover the filing fee.

The tenant and the landlord, and the daughter of the landlord 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.

At the outset of the hearing, the tenant stated that she had not disputed the 2 Month Notice for Landlord's Use of Property so understood the tenancy was ending.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the tenancy will end on **May 31, 2013 at 1:00 p.m.**
2. The landlord is granted an order of possession effective May 31, 2013 at 1:00 p.m. The landlord must serve the tenant with the order of possession.
3. The tenant authorizes the landlord to recover the filing fee of \$50.00 from the tenant's \$325.00 security deposit leaving the tenant's security deposit balance as \$275.00.

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

Conclusion

I order the parties to comply with the terms of their settlement agreement.

I grant the landlord an order of possession effective May 31, 2013 at 1:00 p.m. This order must be served on the tenant. This order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

For the benefit of both parties, I am including a copy of *A Guide for Landlords and Tenants in British Columbia* with my Decision.

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: May 27, 2013

Residential Tenancy Branch

