



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

SETTLEMENT AGREEMENT

Dispute Codes CNC MNDC OLC

Introduction

This hearing dealt with an application by the tenant to cancel a notice to end tenancy for cause, as well as for monetary compensation and an order that the landlord comply with the Act. The tenant, an advocate for the tenant and the landlord participated in the teleconference hearing.

Settlement Agreement

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

- 1) The tenant agrees to withdraw her application;
- 2) The landlord agrees to withdraw the notice to end tenancy;
- 3) The landlord will pay the tenant \$480, the equivalent of one month's rent;
- 4) The landlord will not enter the rental unit to use the laundry facilities until after the tenancy has ended; and
- 5) The tenancy will end on July 31, 2013 at 6:00 p.m.

Conclusion

I grant the tenant an order under section 67 for the balance due of \$480. This order may be filed in the Small Claims Court and enforced as an order of that Court.

I grant the landlord an order of possession effective July 31, 2013. The tenant must be served with the order of possession. Should the tenant 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.

The remainder of the tenant's application is also withdrawn. It is open to the tenant to reapply for the monetary compensation sought in this application. If the tenancy does not end pursuant to the order of possession but rather continues, it is open to the tenant to reapply for an order that the landlord comply with the Act as sought in this application.

Dated: July 29, 2013

Residential Tenancy Branch