



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, OPR, MNR, OPT, LAT, RR, FF

Introduction

This hearing was convened in response to applications by the landlord and the tenant.

The landlord's application is seeking orders as follows:

1. For an order of possession of the rental unit;
2. For a monetary order for unpaid rent; and
3. To recover the cost of filing the application.

The tenant's application is seeking orders as follows:

1. To cancel a notice to end tenancy;
2. For a monetary order for the cost of emergency repairs;
3. To obtain an order of possession of the rental unit;
4. To Authorize a tenant to change the locks to the rental unit;
5. To allow a tenant to reduce rent for repairs; and
6. To recover the cost of filing the application.

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

1. The parties agreed that the landlord is entitled to an order of possession effective **two (2) days** after service of this Order;
2. The parties agreed that the landlord is entitled to cash the cheque they currently have in their possession in the amount of \$615.00, should the cheque issued not be negotiable the landlord is granted a monetary order.
3. The parties agreed that the balances of both applications are withdrawn and are dismissed without leave to reapply.
4. The parties agreed this is a **full and final settlement agreement** relating to the issues scheduled for today's hearing.

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

Conclusion

As a result of the above settlement, the landlord is granted an order of possession and a monetary order, should the tenant fail to comply with the settlement agreement.

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: September 16, 2013

Residential Tenancy Branch

