



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

SETTLEMENT AGREEMENT

Dispute Codes DRI MNDC RR FF

Introduction

This hearing dealt with an application by the tenants to dispute a rent increase, as well as for monetary compensation and a reduction in rent. The tenants and 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 for landlord use dated August 15, 2013;
- 3) The tenancy will end on October 31, 2013;
- 4) The tenants will pay no rent for the month of October 2013; and
- 5) By October 31, 2013 the landlord will pay the tenants \$400, representing reimbursement of half of the rent for September 2013.

Conclusion

I grant the landlord an order of possession effective October 31, 2013. The tenants 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.

I grant the tenants a monetary order for \$400. If the landlord does not pay the tenants \$400 by October 31, 2013, as set out above, the tenants may then serve the monetary order on the landlord. This order may be filed in the Small Claims Court 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.

As this matter was settled, I decline to award the tenants recovery of their filing fee to either party.

Dated: September 20, 2013

Residential Tenancy Branch

