



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MacGregor Realty & Management
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPB; MNR; MNSD; MNDC; FF

This is the Landlord's application for an Order of Possession; a monetary order for unpaid rent; compensation for damage or loss under the Act, regulation or tenancy agreement; to apply the security deposit and pet damage deposit towards payment of its monetary award and to recover the cost of the filing fee from the Tenant.

Settlement Agreement

During the course of the Hearing, the Landlord's agent withdrew the Application and the parties reached a settlement agreement. Pursuant to the provisions of Section 63 of the Act and at the request of the parties, I have hereby recorded the terms of the settlement.

1. The parties reached a mutual agreement that they would enter into an extension of the fixed term lease signed August 21, 2012. Monthly rent is \$2,800.00 due on the first day of each month. The tenancy will end at 1:00 p.m. on April 30, 2014, and the Tenants must move out of the rental unit unless the parties negotiate another tenancy agreement.
2. The Tenant will authorize his bank to make to make an automatic payment (PAD) from his account to the Landlord's account for rent payments.
3. The Tenant will pay the Landlord the amount of \$850.00 on October 16, 2013. On October 16, 2013, the Landlord will refund the Tenant his demonstrated costs for replacing a faucet and a door handle at the rental unit.

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: October 11, 2013

Residential Tenancy Branch

