



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, OPR, MNR, MNDC, PSF, FF

This hearing dealt with two related applications. File T is the tenant's application for orders setting aside a 10 Day Notice to End Tenancy for Non-Payment of Rent, awarding the tenant compensation for damage or loss, and compelling the landlord to provide services or facilities required by law. File L is the landlord's application for an order of possession and a monetary order. Both parties appeared and had an opportunity to be heard.

The parties agreed to resolve the issues between them as follows:

1. The tenant agrees to vacate the rental unit on or before October 17, 2013. An order of possession effective 1:00 pm, October 17, 2013, will be granted to the landlord. If necessary, this order may be filed in the Supreme Court and enforced as an order of that court.
2. The landlord states that it has not received the tenant's rent cheques for September and October and undertakes not to cash them if they do receive them. The tenant will be placing a stop payment order on those cheques.
3. The landlord will return the security deposit of \$640.00 in full to the tenant on the day the move-out inspection is conducted. The tenant undertakes to leave the rental unit clean, undamaged and smoke-free. The tenant advises there has been some damage to the floors as a result of a leaking dishwasher. The tenant will provide his forwarding address in writing to the landlord at that time.
4. The landlord agrees to pay the tenant \$350.00 towards the tenant's moving expenses. This amount will be paid, in cash, to the tenant before he moves.
5. The landlord agrees to pay the tenant \$25.00 as partial reimbursement of the fee the tenant paid to file his application. The landlord will bear its' own cost of filing its' application for dispute resolution.
6. This agreement is to be a full and final settlement of all issues related to this tenancy.

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 03, 2013

Residential Tenancy Branch