



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPB

Introduction

This hearing was convened as the result of the landlord's application for dispute resolution under the Residential Tenancy Act (the "Act") seeking an order of possession due to an alleged breach by the tenant of an agreement with the landlord.

The parties appeared and agreed to a settlement of the issues.

Issue(s) to be Decided

Will the tenants agree to vacate and will the landlord be issued an order of possession?

Can the parties reach a mutual agreement to resolve this dispute?

Settled Agreement

The landlord and the tenants agreed that they could resolve their differences and reach a mutual settlement under the following terms and conditions:

1. The tenant agrees that he, other tenants, and all occupants will vacate the rental unit by 1:00 p.m. on December 1, 2013;
2. The landlord agrees that the tenancy will continue until December 1, 2013, at 1:00 p.m.;
3. The tenant understands the landlord will be issued an order of possession for the rental unit, based upon the settled agreement, and that if the tenants fail to vacate the rental unit by 1:00 p.m., December 1, 2013, the landlord may serve the order of possession on the tenants and obtain a writ of possession;
4. The landlord agrees to not serve the order of possession on the tenant unless the tenants fail to vacate the rental unit 1:00 p.m. on December 1, 2013; and

5. The parties acknowledge their understanding that this settled Decision resolves the matters contained in the landlord's application and that no finding is made on the merits of the said application for dispute resolution.

Conclusion

The landlord and the tenant have reached a settled agreement.

Based upon the settled agreement as outlined above, I provide the landlord with an order of possession for the rental unit in the event the tenant fails to vacate the rental unit by December 1, 2013, at 1:00 p.m.

The order of possession is enclosed with the landlord's Decision. This order is a legally binding, final order, and may be filed in the Supreme Court of British Columbia for enforcement as an order of that Court should it become necessary.

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 settled agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to seek remedy.

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* and is being mailed to both the applicant and the respondent.

Dated: November 22, 2013

Residential Tenancy Branch

