



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **RECORD OF SETTLEMENT**

Dispute Codes      ET, MT, CNC, MNR, RR, FF

This hearing was convened to address a claim by the landlord for an order ending this tenancy early. The tenant had filed other claims, including a claim to dispute a notice to end tenancy, a monetary order and a rent reduction, which were scheduled to be heard in the new year and at the hearing, the parties agreed to have all of the claims heard together. The hearing scheduled for January 22 has been cancelled as the matters to be addressed in that hearing are encompassed in this decision.

At the hearing, the parties agreed to settle the matters at issue on the following terms:

- The tenancy will end on February 28 and the landlord is entitled to an order of possession effective on that date;
- The tenant will immediately remove the locks from the access to the basement;
- The tenant will remove the propane tanks which are currently stored on the property;
- The landlord will repair a light fixture on December 31 and will phone the tenant one hour in advance of his arrival at the rental unit; and
- The tenant will withhold \$294.00 from the rent due in January in full compensation for a repair to the sink and will provide the original receipt to the landlord.

In support of this agreement, I grant the landlord an order of possession effective on February 28, 2014. This order must be served on the tenant and may be filed in the Supreme Court for enforcement.

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: December 30, 2013

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Residential Tenancy Branch

