



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET FF

Introduction

This hearing was convened as a result of the landlord's application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The landlord applied for an early end to the tenancy and to obtain an order of possession, and to recover the filing fee.

Tenant "NS" and legal counsel representing tenant "DS", and the landlord applicant attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the tenancy will end on **May 31, 2014 at 1:00 p.m.**
2. The landlord is granted an order of possession effective May 31, 2014 at 1:00 p.m. The landlord must serve the tenants with the order of possession.
3. The parties agree that no weapons will be permitted on the rental unit property, including common areas, which includes but is not limited to, the shared laundry room.
4. The landlord withdraws his application in full as part of this settlement agreement, and agrees to waive the filing fee.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

I order the parties to comply with the terms of their settlement agreement.

The landlord has been granted an order of possession effective May 31, 2014 at 1:00 p.m. This order must be served on the tenants. This order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: April 22, 2014

Residential Tenancy Branch

