



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      ET

### 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 to end the tenancy early and obtain an order of possession.

The tenant and the landlord 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 15, 2014 at 1:00 p.m.**
2. The landlord is granted an order of possession effective May 15, 2014 at 1:00 p.m. The landlord must serve the tenant with the order of possession.
3. The parties agree that the landlord will advise all the tenants of the rental property to communicate with the landlord only.
4. The tenant agrees not to disturb other renters and to keep his music at a reasonable level.
5. The tenant agrees to not damage the rental unit and agrees to report any damages he sees to the landlord.

6. The landlord withdraws his application in full as part of this settlement agreement.

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 described above.

The landlord has been granted an order of possession effective May 15, 2014 at 1:00 p.m. This order must be served on the tenant. 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 15, 2014

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Residential Tenancy Branch

