



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CDF DEVELOPMENTS LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes DRI CNR ERP RP LRE

Introduction

This hearing dealt with an Application for Dispute Resolution filed on July 2, 2014, by the Tenant.

The hearing was conducted via teleconference and was attended by the Landlord and the Tenant. The parties gave affirmed testimony and confirmed receipt of evidence served by the other. At the outset of the hearing I explained how the hearing would proceed and the expectations for conduct during the hearing, in accordance with the Rules of Procedure. Each party was provided an opportunity to ask questions about the process however, each declined and acknowledged that they understood how the conference would proceed.

Issue(s) to be Decided

Have the parties agreed to settle these matters?

Background and Evidence

It was undisputed that on August 29, 2011, the parties executed a written tenancy agreement for a month to month tenancy agreement that commence on September 1, 2011. The Tenant was initially required to pay rent of \$400.00 plus utilities; however sometime in approximately 2012 the parties verbally agreed to change the terms to be \$400.00 per month which included the cost of utilities. The parties were uncertain if a security deposit had been paid.

During the course of these proceedings the parties mutually agreed to settle these matters.

Analysis

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

During the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute on the following terms:

- 1) The Tenant withdrew her application for Dispute Resolution;
- 2) The parties mutually agreed to end this tenancy effective September 30, 2014, at 1:00 p.m.;
- 3) On or before September 2, 2014, the Tenant will pay the Landlord \$400.00 as full compensation for September 2014 rent; and
- 4) On or before September 25, 2014, the Tenant will pay the Landlord \$200.00 as full compensation for August 2014 rent.

Conclusion

In support of the settlement agreement listed above, the Landlord has been issued an Order of Possession effective **September 30, 2014, upon service to the Tenant**. In the event that the Tenant does not comply with this Order of Possession, it may be filed with the Province of British Columbia Supreme Court and enforced as an Order of that Court.

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: August 29, 2014

Residential Tenancy Branch

