



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **SETTLEMENT AGREEMENT**

Dispute Codes                      OPR OPB MNR MNSD MNDC FF

### Introduction

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim. The landlord and the tenants participated in the teleconference hearing.

### Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

- 1) the landlord agrees to allow the tenants to occupy the rental unit until August 31, 2014;
- 2) the landlord agrees to give the tenants 24 hours' notice before showing the rental unit to potential new renters;
- 3) the tenants agree to have the rental unit in presentable condition for the landlord to show the unit; and
- 4) the tenants agree to pay the landlord \$3609 by making monthly payments of \$100 until the total amount is paid.

### Conclusion

I grant the landlord an order of possession, effective August 31, 2014. If tenants fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

I grant the landlord an order under section 67 for the amount of \$3609. If the tenants fail to comply with the payment term of this agreement, the landlord may file the monetary order in the Small Claims Court and enforce it as an order of that Court.

I note that the landlord currently retains the security deposit, and it must be dealt with in accordance with the Act.

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

Dated: August 8, 2014

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