



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Hugh and McKinnon Realty Ltd.
and [tenant name suppressed to protect privacy]

RECORD OF SETTLEMENT

Dispute Codes MNR, OPR, FF, CNR, ERP, RP, PSF

Section 63 of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows;

1. Both parties agree that the tenants will move out by no later than 1:00 p.m. on October 13, 2014.
2. Both parties agree that the tenants owe the landlords \$6450.00 of unpaid rent. The parties agree to apply the combined security and pet deposits of \$2150.00 towards the amount of unpaid rent for a monetary claim of \$4300.00 in favour of the landlord.

Pursuant to this agreement the landlord will be given an order of possession to reflect condition #1 of this agreement. Should it be necessary, this order may be filed in the Supreme Court and enforced as an order of that Court.

Pursuant to this agreement the landlord will be given a monetary order to reflect condition #2 of this agreement. Should it be necessary, this order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

As both parties have benefitted from this settlement I decline to make a finding in regards to the filing fees and each party must bear that cost.

The above particulars comprise full and final settlement of all aspects of the dispute arising from these applications for both parties.

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: October 08, 2014

Residential Tenancy Branch

