



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes:

RP OLC MNDC RR

Introduction

This hearing was convened in response to an application by the tenant pursuant to the *Residential Tenancy Act* (the Act) to make repairs and allow tenant to reduce rent. Both parties attended the hearing and provided their testimony.

The parties agreed that the tenancy started October 01, 2013 and that the payable rent is \$540.00 per month. The parties agreed that the landlord holds a security deposit in the amount of \$270.00. The parties agreed the tenant owes the landlord \$5400.00 in unpaid rent as of January 01, 2014.

During the course of the hearing the parties discussed their dispute and agreed to settle the issues in dispute to the full satisfaction of both parties, and that I record their settlement as per Section 63 of the Residential Tenancy Act, as follows:

1. the tenant and landlord agree that **this tenancy will end no later than November 30, 2014**, and
2. the landlord will receive an **Order of Possession** effective **November 30, 2014**, and
3. the parties agree that **the landlord will not pursue** any remedy in respect to unpaid rent to the end of the tenancy - currently \$5400.00.
4. the parties agree the **tenant's monetary claim in this matter becomes null** and of no effect.
5. the parties agree the landlord **will retain the security deposit** of the tenancy.

So as to perfect this settlement agreement, **I grant** the landlord an **Order of Possession, effective November 30, 2014**. The tenant must be served with this Order. If the landlord serves the Order of Possession on the tenant and the tenant fails 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.

This Decision and Settlement Agreement is final and binding on 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 15, 2014

Residential Tenancy Branch

