



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **SETTLEMENT AGREEMENT**

Dispute Codes      OPC CNC RP PSF FF

### Introduction

This hearing dealt with applications by the tenant and the landlord. The tenant and the landlord participated in the teleconference hearing.

### Settlement Agreement

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

- 1) the tenants agree to withdraw their application;
- 2) the landlord agrees to withdraw their application and the notice to end tenancy;
- 3) if the tenants vacate the rental unit on or before November 30, 2014, the landlord will reimburse the tenants' November rent in full;
- 4) if the tenants do not vacate the rental unit on or before November 30, 2014, they must vacate at the latest by December 15, 2014. The landlord is entitled to an order of possession effective December 15, 2014; and
- 5) if the tenants do not vacate the rental unit until after November 30, 2014 they will not be entitled to recovery of November 2014 rent. They must then pay rent in full for December 2014, and after the tenants vacate the landlord will reimburse the tenants for any days they have not occupied the unit in December 2014.

### Conclusion

I grant the landlord an order of possession effective December 15, 2014. If the tenants are served with the order of possession and 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.

The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to end the tenancy or apply for monetary compensation or other orders under the Act.

As this matter was settled, I decline to award recovery of their respective filing fees to either party.

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

Dated: November 12, 2014

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Residential Tenancy Branch

