



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### **Dispute Codes**

OPL; OPC; OLC; LAT; LRE; MNDC; PSF; RR

### **Introduction**

This teleconference was scheduled to hear the Tenant's Application for Dispute Resolution seeking to cancel a Notice to End Tenancy for Landlord's Use; to cancel a Notice to End Tenancy for Cause; an Order that the Landlord comply with the Act, regulation or tenancy agreement; an Order that the Landlord provide services of facilities required by law; an Order suspending or setting conditions on the Landlord's right to enter the rental unit; an Order authorizing the Tenant to change the locks to the rental unit; and a rent reduction.

At the outset of the Hearing, the parties stated that they had come to a mutual agreement with respect to the end of the tenancy and other issues. The Tenant withdrew his Application for Dispute Resolution. I hereby record the terms of their settlement agreement, pursuant to the provisions of Section 63 of the Act:

1. In consideration for this mutual settlement the parties agree that no further claims will be made by either party whatsoever arising from this tenancy.
2. By mutual agreement, the Notice to End Tenancy for Cause issued November 25, 2014, was rescinded.
3. By mutual agreement, the Notice to End Tenancy for Landlord's Use issued November 26, 2014, was rescinded.
4. The parties reached a mutual agreement that the tenancy will end at 1:00 p.m. on December 31, 2014.
5. The Tenant will give the keys to the rental unit to his advocate on or before 1:00 p.m., December 31, 2014, who in turn will give the keys to the Landlord's legal counsel.
6. The Landlord will pay compensation to the Tenant in the amount of \$1,200.00, as follows: The Landlord will provide a bank draft to the Landlord's legal counsel, in trust, in the amount of \$1,200.00. Upon receipt of the Tenant's bank draft, the Landlord's legal counsel will provide a solicitor's trust cheque in the amount of \$1,200.00 to the Tenant.

**Conclusion**

In support of this settlement agreement, I grant the Landlord an Order of Possession effective **1:00 p.m., December 31, 2014**, which may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

I also provide the Tenant with a Monetary Order in the amount of **\$1,200.00**. This Order may be filed in Small Claims 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: December 16, 2014

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Residential Tenancy Branch

