



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 659804 BC Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes For the tenant: CNR, CNC, OPT
For the landlord: MNSD, OPR, OPL

Introduction

This hearing was convened as the result of the applications for dispute resolution under the Residential Tenancy Act (the "Act") by each party. The tenant applied for order cancelling a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities and a 1 Month Notice to End Tenancy for Cause, and order of possession for the rental unit.

The landlord applied for an order of possession for the rental unit and for authority to keep all or part of the tenant's security deposit.

The tenant and the landlord's agent (hereafter "landlord") appeared and preliminary matters were discussed. Thereafter a mediated discussion ensued and the parties agreed to resolve their differences.

Settled Agreement

The tenant and the landlord agreed to settle the matters contained in their respective applications under the following terms and conditions:

1. The tenant agrees to vacate the rental unit by 1:00 p.m. on March 15, 2015;
2. The landlord agrees that the tenancy will continue until March 15, 2015, at 1:00 p.m.;
3. The tenant understands the landlord will be issued an order of possession for the rental unit, based upon the settled agreement, and that if the tenant fails to vacate the rental unit by 1:00 p.m., March 15, 2015, the landlord may serve the order of possession on the tenant and obtain a writ of possession;
4. The landlord confirmed that he was not interested in pursuing his monetary claim \$375.00; and
5. The parties acknowledge their understanding that this settled Decision resolves the matters contained in the parties' respective applications and that

no finding is made on the merits of either application for dispute resolution or the landlord's Notices.

Conclusion

The tenant and the landlord have reached a settled agreement as outlined above.

Based upon the settled agreement, I provide the landlord with an order of possession for the rental unit in the event the tenant fails to vacate the rental unit by March 15, 2015, at 1:00 p.m.

The order of possession is enclosed with the landlord's Decision. This order is a legally binding, final order, and may be filed in the Supreme Court of British Columbia for enforcement as an order of that Court should it become necessary.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. 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 settled agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to seek remedy.

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: March 11, 2015

Residential Tenancy Branch