



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## SETTLEMENT AGREEMENT

Dispute Codes

CNC RP FF

### Introduction

This hearing dealt with the tenant's application to cancel a notice to end tenancy as well as for an order for repairs. 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 tenant agrees to withdraw his application;
- 2) The landlord agrees to withdraw the notice to end tenancy dated March 30, 2015;
- 3) The landlord will cover the glass in the backyard with a sheet of plywood, and if this is not an adequate solution the landlord and the tenant will together move the glass to a safer location; and
- 4) The tenancy will end on July 31, 2015.

### Conclusion

I grant the landlord an order of possession effective July 31, 2015. The tenant must be served with the order of possession. Should the tenant 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.

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 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 the tenant recovery of his filing fee for the cost of this application.

Dated: May 11, 2015

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Residential Tenancy Branch

