



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes**      For the tenant: RP, ERP, CNR, OLC  
For the landlord: MNSD, OPR, MND, FF

### **Introduction**

This hearing was convened as the result of the applications for dispute resolution seeking remedy under the Residential Tenancy Act ("Act").

The parties appeared, submitted that they had resolved their differences and agreed that I would record their settlement.

### **Settled Agreement**

The tenant and the landlord reached a mutual settlement under the following terms and conditions:

1. The tenant agrees to vacate the rental unit by 1:00 p.m. on July 15, 2015;
2. The landlord agrees that the tenancy will continue until July 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., July 15, 2013, the landlord may serve the order of possession on the tenant and obtain a writ of possession;
4. The tenant agrees that prior to vacating, she will have the rental unit in a "rental clean" condition, which was described by the parties as vacuuming the carpets, removing all garbage and personal property, and cleaning out all cupboards and the windows;
5. If the tenant leaves the rental unit in such "rental clean" condition, the landlord agrees to return the tenant's security deposit and an additional \$250.00 for moving costs; and
6. 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.

### Conclusion

The tenant and the landlord have reached a settled agreement.

Based upon the settled agreement as outlined above, 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 July 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: July 8, 2015

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Residential Tenancy Branch

