



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **SETTLEMENT AGREEMENT**

Dispute Codes      OPR MNR MNSD FF

### Introduction

This hearing dealt with the landlord's application for an order of possession, a monetary order for unpaid rent and an order to retain the security deposit in partial compensation of the claim. The landlord, counsel for the landlord and the tenant participated in the teleconference hearing.

### Settlement Agreement

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

- 1) the landlord agrees to withdraw his application and the notice to end tenancy;
- 2) the landlord agrees to have power immediately restored to the rental unit;
- 3) the tenant will pay the landlord \$4,800.00, representing unpaid rent for the latter half of April 2015, all of May and June 2015 and the first half of July 2015;
- 4) the tenancy will end on July 14, 2015.

### Conclusion

I grant the landlord an order of possession effective July 14, 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.

I grant the landlord an order under section 67 for the balance due of \$4,800.00. This order may be filed in the Small Claims Court 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 landlord recovery of their filing fee for the cost of this application.

Dated: July 9, 2015

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Residential Tenancy Branch

