



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 0887678 BC LTD. & ABOL ABDULLAHI  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      LANDLORD: MNR, MNDC, FF  
TENANT: MNDC

### Introduction

This matter dealt with an application by the both the Tenant and the Landlords. The Landlords applied for compensation for unpaid rent, loss or damage under the Act, regulations or tenancy agreement. The Tenant applied to compensation for loss or damage under the Act, regulations or tenancy agreement.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The Landlord agreed to pay the Tenant \$1,500.00 as full settlement of both the Landlord's application and the Tenant's application.
2. The Tenant accepted the Landlord's settlement of \$1,500.00 as full settlement of both the Tenant's application and the Landlord's application.
3. The Landlord and the Tenant agreed the Tenant could pick up his belongings at the rental unit on Sunday October 18, 2015 between 1:00 p.m. and 4:00 p.m.
4. The Landlord agreed to make the payment of \$1,500.00 to the Tenant by certified cheque and the cheque would be dropped off at the Tenant's Legal Advocates office on Monday October 19, 2015. The Advocate agreed to email the Landlord's Counsel her address and contact information.
5. The Landlord and the Tenant also agreed that this settlement agreement is full settlement of all disputes regarding this tenancy and the previous Order of Possession issued to the Tenant is no longer valid.

6. Further the Landlord agreed to abandon the Landlord's small claims action in Provincial Court with regards to this tenancy.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlords and the Tenant agreed to the above arrangement.

As no further action is required on this file, the file is closed.

### Conclusion

- 1). The Landlord and Tenant agree that the Landlord will pay the Tenant \$1,500.00 as full settlement of both the applications made by the Landlord and Tenant.
- 2). The Parties agreed this settlement agreement is full settlement of all disputes regarding this tenancy.

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: October 13, 2015

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Residential Tenancy Branch

