



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD FF

Introduction

This hearing was convened as a result of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The tenant applied for a monetary order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, and to recover the cost of the filing fee.

The tenant, the landlord, and the spouse of the landlord attended the teleconference hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

Settlement Agreement

During the hearing, the parties agreed to settle all matters related to this tenancy, on the following conditions:

1. The parties agree that the tenant will be paid **\$1,237** as compensation for the landlord not complying with the reason stated on the 2 Month Notice dated January 26, 2015, which is comprised of double \$1,187 in rent, less the \$1,187 in rent owing by the tenant for March 2015, plus the \$50 filing fee to the tenant.
2. The landlord agrees to pay \$1,237 referred to in #1 above by registered mail to be postmarked by November 27, 2015.

3. The tenant is granted a monetary order pursuant to section 67 of the *Act* in the amount of **\$1,237**, which will be of no force or effect if the amount owing has been paid in accordance with #2 above, and the tenant successfully deposits the money from the landlord.
4. The tenant agrees to withdraw her application in full as part of this mutually settled agreement.
5. The parties agree that this mutually settled agreement represents a full and final settlement of all matters related to this tenancy.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement above.

The tenant is granted a monetary order pursuant to section 67 of the *Act* in the amount of \$1,237, which will be of no force or effect if the amount owing has been paid in accordance with #2 above, and the tenant successfully deposits the money from the landlord. Should the tenant require enforcement of the monetary order, the monetary order must be served on the landlord and may be filed in the Provincial Court (Small Claims) and enforced as an order of that court.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: November 23, 2015

Residential Tenancy Branch

