



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC ERP RP PSF 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 an order directing the landlord to comply with the *Act*, regulation or tenancy agreement, for emergency repairs for health or safety reasons, for regular repairs to the unit, site or property, to provide services or facilities required by law, and to recover the cost of the filing fee.

The tenant, an agent for the tenant, and 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 these matters related to this tenancy, on the following conditions:

1. The parties agree that the tenant is released from the fixed term tenancy and that the tenancy will end on **December 1, 2015 at noon**.
2. The landlord agrees to return the tenant's full security deposit in full of **\$362.50** to the tenant within 15 days of receiving the tenant's written forwarding address in writing.
3. The tenant agrees to withdraw his application in full and to waive the cost of the filing fee as part of this mutually settled agreement.

4. The landlord agrees not to charge the tenant for December 2015 rent.

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 described above.

The tenancy will end on December 1, 2015 at noon.

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 26, 2015

Residential Tenancy Branch

