



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

Introduction:

The landlord has applied for an Early Order of Possession pursuant to section 56 of the Act. Both the landlord and tenant attended the hearing.

Facts:

A tenancy began on over a year ago with rent in the amount of \$ 650.00 due in advance on the first day of each month. The tenant never paid a security deposit.

Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) as follows:

- a. The parties have agreed to end the tenancy effective January 31, 2016 at 1:00 PM,
- b. The tenant will not pay any rent for January 2016 as consideration for this settlement,
- c. The tenant will not be responsible for any arrears of rent for this tenancy, and
- d. The parties agree that they will not make any further claims against each other arising from this tenancy except for the landlord's right to claim for the cost of repair or cleaning to the suite.

Conclusion:

As a result of the settlement I have granted the landlord an Order for Possession effective January 31, 2016 at 1:00 PM. This order may be enforced in the Supreme Court of B.C. There shall be no order as to reimbursement of the filing fee herein. I have dismissed all of the tenant's other claims in the hearing scheduled for January 14, 2016 referred to in the other file number on the style of cause.

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: January 05, 2016

Residential Tenancy Branch

