



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, OLC, PSF, FF

Introduction

This hearing was convened in response to an application by the Tenant pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. A Monetary Order for compensation - Section 67;
2. An Order for the Landlord’s compliance - Section 62;
3. An Order for the provision of services or facilities - Section 65; and
4. An Order to recover the filing fee for this application - Section 72.

The Tenant withdrew the claim for an order for services. The Landlord and Tenant were each given full opportunity under oath to be heard, to present evidence and to make submissions. During the hearing the Parties reached a mutual agreement to settle the dispute.

Agreed Facts

The tenancy of a basement unit began on October 1, 2015. The Landlord lives in the upper unit. Rent of \$925.00 is payable in advance on the first day of each month. At the outset of the tenancy, the Landlord collected \$460.00 as a security deposit. The Landlord has a new born baby.

Settlement Agreement

The Parties mutually agree as follows:

- 1. The tenancy will end no later than 1:00 p.m. on June 30, 2016 and the Tenants will move out by that time and date;**

- 2. The Landlord will pay \$500.00 to the Tenant no later than the last day of the tenancy;**
- 3. The Landlord will make no noise other than normal living noise to the end of the tenancy; and**
- 4. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Section 63 of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order. Given the mutual agreement reached during the Hearing, I find that the Parties have settled their dispute.

Conclusion

The dispute has been settled by mutual agreement. I grant the Landlord an order of possession effective 1:00 p.m. on June 30, 2016.

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: March 14, 2016

Residential Tenancy Branch