



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes

ET FF

The landlord's Application sought to end the tenancy earlier than the tenancy would end pursuant to Section 47 of the Act. The tenant testified that upon fuller understanding of the landlord's reasons for seeking an end to the tenancy and upon reflection of the circumstances, they were not disputing the landlord's application, and would vacate.

Section 63 of the *Residential Tenancy Act (the Act)* provides that if the parties settle their dispute during a hearing the Director may record the settlement in the form of a Decision or an Order.

Pursuant to the above provision, discussion between the parties during the hearing led to a settlement / resolution. Specifically, the parties agreed and confirmed as follows;

1. the tenant and landlord agree that **this tenancy will end no later than Saturday, April 09, 2016**, and,
2. the landlord will receive an **Order of Possession** effective **April 09, 2014**, and
3. the tenant and landlord agree the landlord will return to the tenant the amount of **\$1275.00 on the day the tenant vacates the rental unit.**
4. The tenant will receive a **Monetary Order** in the agreed amount of **\$1275.00**, which Order will become null and of no effect if the landlord returns the agreed amount to the tenant.

So as to perfect this settlement agreement, **I grant** the landlord an **Order of Possession, effective 1:00 p.m. April 09, 2016**. The tenant must be served with this Order. If the landlord serves the Order of Possession on the tenant and the tenant fails to comply with the order, the Order may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

So as to perfect this settlement agreement, the tenant is given a **Monetary Order** to reflect the agreed amount of **\$1275.00** to the tenant. Should it be necessary, this Order

may be filed in the Small Claims Division of the Provincial Court and enforced as an Order of that Court.

The above particulars comprise **full and final settlement** of all aspects of the dispute arising from this application.

This Decision and Settlement Agreement is final and binding on both parties.

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: April 04, 2016

Residential Tenancy Branch