



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNR   OPR   MNR   FF   O

### Introduction

This hearing dealt with cross Applications for Dispute Resolution filed by the parties under the *Residential Tenancy Act* (the “Act”).

The Tenant’s Application was received at the Residential Tenancy Branch on May 9, 2016. The Tenant requested an order cancelling a notice to end tenancy for unpaid rent or utilities.

The Landlord’s Application was received the Residential Tenancy Branch on May 12, 2016. The Landlord requested an order of possession for unpaid rent or utilities; a monetary order for unpaid rent or utilities; an order granting recovery of the filing fee paid; and other unspecified relief.

Both Tenants were represented at the hearing by F.C. The Landlord appeared at the hearing on his own behalf. The hearing process was explained and the participants were asked if they had any questions. All participants in the hearing provided affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to make submissions to me.

### Settlement Agreement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision.

During the hearing, the parties mutually agreed to settle their claims as follows:

1. The Tenants agree to deliver the keys to the rental unit to the Landlord by June 8, 2016, at 5:00 p.m.
2. The parties agree the Landlord is entitled to retain the \$700.00 security deposit paid by the Tenant in satisfaction of outstanding rent and utilities.
3. The parties agree to withdraw their respective Applications in full as part of this mutually agreed settlement.

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

### Conclusion

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

In support of the mutually settled agreement outlined above, and with the agreement of the parties, the Landlord is granted an order of possession, which will be effective two (2) days after service upon the Tenants. The order of possession may be filed in and enforced as an order of the Supreme Court of British Columbia.

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: June 08, 2016

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Residential Tenancy Branch