



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR MND MNR MNSD MNDC FF

### Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution, received at the Residential Tenancy Branch on May 16, 2016 (the "Application").

The Landlord has requested the following relief pursuant to the *Residential Tenancy Act*: an order of possession for unpaid rent; a monetary order for damage to the rental unit; a monetary order for unpaid rent; an order permitting the Landlord to retain all or part of the security deposit; a monetary order for compensation owed or damage or loss; and an order granting recovery of the filing fee.

Each party attended the hearing on their own behalf. Both provided their solemn affirmation.

The parties 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 mutually agreed to settle this matter as follows:

1. The parties agree the tenancy will end on June 30, 2016, at 1:00 p.m.;
2. The Tenant agrees to vacate the rental unit no later than June 30, 2016, at 1:00 p.m.;
3. The Tenant agrees to allow the Landlord to retain the \$300.00 security deposit paid at the beginning of the tenancy;
4. The Tenant agrees to pay the Landlord \$2,700.00; and
5. The Landlord withdraws his Application 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 this settlement, and with the agreement of the parties, the Landlord is granted an order of possession, which will be effective June 30, 2016, at 1:00 p.m. This order may be filed in and enforced as an order of the Supreme Court of British Columbia.

In support of this settlement, and with the agreement of the parties, the Landlord is granted a monetary order in the amount of \$2,700.00. This Order may be filed in and enforced as an order of the Provincial Court (Small Claims).

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 16, 2016

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Residential Tenancy Branch