



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes CNC

Introduction

Both parties attended this matter.

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/and an Order.

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

1. Both parties agree that the tenant will provide the landlord with an addition to the tenant's existing security deposit and pet damage deposit, in the amount of \$487.50 by July 15, 2016. The parties confirmed and acknowledge the additional security deposit will form part of the tenant's security deposit and will be administered in accordance with Section 38 of the Act, or as mutually agreed by the parties.
2. The parties both agree, and moreover the tenant agrees, that the tenant will co-operate with the landlord and their realtor toward efforts to sell the residential property. The tenant agrees in no way to interfere with the landlord's sale efforts.
3. The parties both agree the tenant will mark off, or otherwise indicate, what personal vegetation on the residential property they do not want disturbed during gardening activities by the landlord or their contractor(s).
4. The parties agree that pursuant to the above conditions the landlord withdraws the 1 Month Notice to End Tenancy for Cause dated May 20, 2016 and the tenancy will continue in accordance with the tenancy agreement, until it ends in accordance with the Act.

Conclusions

The above particulars comprise **full and final settlement** of all aspects of the dispute arising from this application for 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: June 20, 2016

Residential Tenancy Branch