



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes:

CNR OPR MNR MNDC FF

Introduction

This hearing was convened in response to cross applications by the parties under the *Residential Tenancy Act* (the Act).

Both, the landlord and the tenant attended the conference call hearing. The tenant applied for more time to make their application, however not necessary as they applied within the time to do so.

The parties agreed the tenancy started February 2016 and that rent is in the monthly amount of \$1150.00 payable on the 1st of each month. The parties agreed that there has not been payment of rent for the months of May and June 2016.

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 foregoing, some discussion between the parties during the hearing led to a settlement / resolution. Specifically, the parties agreed and confirmed to me as follows;

1. The tenant **withdraws their application** in its entirety.
2. The landlord **withdraws their application for unpaid rent** and effectively waives all rent owing to date.
3. The parties agree that **the tenancy will end June 30, 2016** and that the landlord will receive an **Order of Possession** effective the agreed date.

4. The parties agree the above particulars comprise **full and final settlement** of all aspects of the dispute arising from their applications.
5. The parties agree that in consideration of all the above the parties agree that **no further claims will be made by either party whatsoever** arising from this tenancy.

Conclusion

So as to perfect the parties' agreement, the landlord is given an Order of Possession effective the agreed date of **June 30, 2016**. Should the tenant fail 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.

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: June 20, 2016

Residential Tenancy Branch