



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

AGREEMENT REACHED BETWEEN BOTH PARTIES

Dispute Codes

OPB, MNR, MNSD, FF

Introduction

This matter dealt with an application by the landlords for an Order of Possession because the tenants breached an agreement with the landlords, For a Monetary Order for unpaid rent or utilities; for an Order to allow the landlords to retain all or part of the security deposit; and to recover the filing fee from the tenants for the cost of this proceeding.

Through the course of the hearing the landlords and the tenants came to an agreement in settlement of the landlords' claims.

The Parties did not require me to make a decision in this matter but required me to record the agreement they mutually reached.

This agreement is as follows:

- The tenant SH has already vacated the rental unit and the tenant JH agreed to vacate the rental unit on June 30, 2016;
- The parties agreed the landlord will be issued with an Oder of Possession effective for June 30, 2016 to be served upon the tenant in the event he does not vacate the rental unit;
- The landlords agreed not to infringe upon the tenants' rights under the tenancy agreement including but not limited to the tenants right to park

one vehicle on the property and the tenants right to use the laundry facilities;

- The parties agreed not to confront the other party or engage in any altercations with the other party;
- The tenant agreed the landlords can show the unit to prospective renters after 24 hours written notice has been provided to the tenant.

Conclusion

This settlement agreement was reached in accordance with section 63 of the *Act*. The parties are bound by the terms of this agreement. Should either party violate the terms of this settled agreement, it is open to the other party to take steps under the *Act* to seek remedy.

As this matter was settled, I have not awarded the tenants recovery of the filing fee.

This agreement is in full, final and binding settlement of the tenants' application.

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 23, 2016

Residential Tenancy Branch