



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ROCKWELL P.M. INC and SUMI HOLDINGS
and [tenant]

DECISION

Dispute Codes OPR, MNR, CNC

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for an order for the landlord to comply with the Act with respect to making repairs to the property and an order to reduce rent for repairs not completed.

All named parties attended the hearing. During the hearing, the parties expressed an interest and were successful in resolving this dispute by mutual agreement. I agreed to assist the parties in settling their dispute in accordance with section 63 of the *Act*.

Analysis

Pursuant to section 63 of the Act, an arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

The parties reached an agreement to settle their dispute under the following final and binding terms:

1. The tenants agrees to withdraw any claims for monetary compensation included in this application in exchange for the landlord allowing the tenants to end this tenancy before the expiration of the fixed term lease without any financial consequence.
2. The landlord and tenants agree **that this tenancy will end no later than 1:00 p.m. on August 31, 2016.**
3. The landlord agrees that the tenants may end the tenancy sooner than August 31, 2016 without any financial consequence if the tenants provide at least 7 days written notice to end the tenancy.

Each party confirmed that they understood the terms of the agreement. The parties agreed that these particulars comprise the full and final settlement of all aspects of this dispute.

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: July 06, 2016

Residential Tenancy Branch