



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes

CNR, MNR, OLC, FF

The tenant sought to cancel the landlord's 10 day notice to end tenancy for unpaid rent, a monetary order for the cost of emergency repairs, an order for the landlord comply with the *Act*, *Regulation* and/or tenancy agreement and to recover the filing fee paid for the application. Section 56 of 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 an order.

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

1. The tenant and landlord agree the tenant will pay the landlord \$155.00 no later than August 23, 2016;
2. If the tenant pays this amount as described, the tenancy will continue until ended in accordance with the *Act*;
3. The landlord will receive an order of possession effective two days after service on the tenant. The landlord consented that the landlord would not enforce the order of possession if the tenant paid \$155.00 no later than Tuesday August 23, 2016;
4. The tenant and landlord agree that at the expense of the tenant, all parts between the tenant's outside tap and tenant's copper line excluding the tenant's pex valve and all parts to the main shut off valve will be removed no later than Friday, September 2, 2016 by a licenced plumber chosen by the tenant;
5. The tenant and landlord agree that upon removal of the parts listed above, the tenant and/or licenced plumber will return those said parts to the landlord no later than Friday September 2, 2016;
6. The tenant and landlord agree the landlord will email the tenant a tenancy agreement upon the landlord's receipt of the parts listed above; and
7. The tenant and landlord agree the tenant will absorb the cost of the filing fee.

In order to perfect this settlement agreement, I grant the landlord an order of possession, effective two days after service to the tenant. The tenant must be served with this order if the tenant fails to pay the \$155.00 as described above. If the landlord serves the order of possession on the tenant and the tenant fails 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.

The above particulars comprise **full and final settlement** of all aspects of the dispute arising from this application.

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 *Manufactured Home Park Tenancy Act*.

Dated: August 23, 2016

Residential Tenancy Branch