



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding SUMITA HOLDINGS LTD. and ROCKWELL MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR MNR

Introduction

This hearing was convened as a result of the Landlords' Application for Dispute Resolution, dated November 30, 2016 (the "Application"). The Landlords applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"):

- a monetary order for unpaid rent or utilities; and
- an order of possession for unpaid rent or utilities.

The Landlords were represented at the hearing by R.M. The Tenant attended the hearing on his own behalf. Both parties provided a solemn affirmation.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree the tenancy will end on January 31, 2017, at 1:00 p.m.
2. The Tenant agrees to vacate the rental unit no later than January 31, 2017, at 1:00 p.m.
3. The Tenant agrees to pay the Landlords \$462.50 in installments as follows:
 - a. \$200.00 will be paid to the Landlords by January 15, 2017; and
 - b. \$262.50 will be paid to the Landlords by January 25, 2017.
4. The Tenant agrees the Landlords may retain the security deposit of \$462.50 at the end of the tenancy and waives any right to claim for the return of the security deposit.

5. The Landlords agree to withdraw the Application in full as part of this mutually agreed settlement.

This settlement agreement was reached in accordance with section 63 of the *Act*.

Conclusion

In support of the settlement, and with the agreement of the parties, I grant the Landlord a monetary order in the amount of \$462.50, which will be of no force or effect if the payments are made in accordance with the settlement agreement described above. If necessary, the order may be filed in and enforced as an order of the Provincial Court of British Columbia (Small Claims).

In support of the settlement, and with the agreement of the parties, I grant the Landlord an order of possession, which will be effective January 31, 2017, at 1:00 p.m. The order may be filed in and enforced as an order of the Supreme Court of British Columbia.

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: January 13, 2017

Residential Tenancy Branch