



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes ERP, OPC, RP, PSF, LRE, AAT, LAT, FF

Both parties attended this proceeding convened in response to the tenant's application. The landlord's application scheduled before an Arbitrator for January 25, 2017 was permitted joined with the proceeding.

Section 63 of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows;

1. Both parties agree that the **tenancy will end March 31, 2017** and the landlord will receive an Order of Possession effective no sooner than the agreed date.
2. Both parties agree the visiting tenant **daughter's bed will not be located in the 'service room'** directly above the landlord's unit.
3. Both parties agree **the landlord will provide the tenant with 24 hours' notice** they will be on the patio directly adjacent to the tenant's unit when the landlord is performing needed maintenance or repairs.
4. Both parties agree that any boyfriend the tenant's daughter may have **will not be an occupant** of the rental unit.
5. The tenant agrees **not to call the Police** unless an emergency exists.

As a result of the above,

6. The landlord agrees to **cancel the hearing** scheduled for January 25, 2017.

I Order that as the parties have settled their dispute(s) each party is responsible for their own filing fee.

So as to perfect this agreement the landlord will be given an **Order of Possession** to reflect condition #1 of this agreement. The tenant must be given the Order. Only if necessary, this Order may be filed in the Supreme Court and enforced as an Order of that Court.

These particulars comprise the **full and final settlement** of all aspects of this dispute for both parties. Both parties testified at the hearing that they understood and agreed to the above terms. All aspects of the dispute are **final and binding on both parties** and that all Orders are enforceable.

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 11, 2017

Residential Tenancy Branch