



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPL, FF

### Introduction

This hearing dealt with an application by the landlord for an order of possession based on a 2 Month Notice to End Tenancy for Landlord's Use of Property dated November 6, 2016 (the "2 Month Notice").

The landlord attended at the hearing. The tenant attended with his mother as support.

During the course of the hearing, the parties reached an agreement to settle this matter on the following conditions:

1. The landlord withdraws the 2 Month Notice;
2. The parties agree that this tenancy ends at **1:00 pm on January 31, 2017**;
3. The tenant agrees to vacate the rental unit on or before **1:00 pm on January 31, 2017** and to have removed all his belongings from the rental unit by then.
4. The tenant further agrees to remove all his belongings, including, but not limited to vehicles, equipment, tools, machinery, and garbage, from the rental unit property by **midnight on Tuesday, February 7, 2017**.
5. The tenant agrees that the landlord will keep \$100.00 of the \$200.00 security deposit as compensation for the cost of the application filing fee incurred by the landlord.
6. The landlord agrees that he will refund the other \$100.00 of the tenant's \$200.00 security deposit to the tenant. In accordance with the Act, the landlord will do so within 15 days of the end of the tenancy or within 15 days of the date the landlord receives the tenant's forwarding address in writing, whichever is earlier.

The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to end the tenancy earlier or apply for monetary or other orders under the Act.

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 25, 2017

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Residential Tenancy Branch