



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPB FF O

Introduction

This hearing was convened as a result of the landlord's Application for Dispute Resolution (the "Application") under the *Residential Tenancy Act* (the "Act"). The landlord applied for an order of possession based on a breach of a fixed term tenancy agreement, to recover the cost of the filing fee and other unspecified relief.

The landlord and the tenant attended the teleconference hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

Neither party raised any concerns regarding the service of documentary evidence.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the tenancy will end today on **May 16, 2017 by 3:00 p.m.**
2. The landlord is granted an order of possession pursuant to section 55 of the *Act* effective two (2) days after service on the tenant.
3. The landlord withdraws her application in full as part of this mutually settled agreement.
4. The parties agree that the landlord may change the rental unit locks at 3:00 p.m. today, May 16, 2017.
5. The landlord agrees to return the tenant's **\$450.00** security deposit in full within **15 days** of the date the keys to the rental unit are return by the tenant to the landlord.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties confirmed at the end of the hearing that this

agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of these matters.

Conclusion

This matter was resolved by way of a mutually settled agreement in accordance with section 63 of the *Act*.

The landlord has been granted an order of possession effective two (2) days after service on the tenant. Should the landlord require enforcement of the order of possession the order of possession may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: May 16, 2017

Residential Tenancy Branch