



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FF, MND, MNDC, MNR, O, OPR

### Introduction

A hearing was convened based on the landlords' application filed April 24, 2017 and amended May 12, 2017 under the *Residential Tenancy Act* (the "Act"). The landlords applied for an order of possession based on unpaid rent, and for monetary orders for unpaid rent, for damage or loss under the Act, regulation or tenancy agreement, and for damage to the unit. The landlords also sought other relief and recovery of the application filing fee.

One of the named landlords attended the hearing. The named tenant and another tenant also attended. The hearing process was explained and the participants were asked if they had any questions. Both parties provided affirmed testimony and had the opportunity to present their evidence orally and in written and documentary form, to make submissions, and to respond to the other party.

At the outset of the hearing I advised the parties of their option to have me assist in mediating an agreement with respect to this tenancy. I further advised that any agreement would be documented in my decision pursuant to section 63 of the Act. It was made clear to the parties on several occasions throughout the scheduled hearing that there was no obligation to resolve the dispute through settlement.

### Settlement

Over the course of the hearing, the parties reached an agreement to settle this dispute.

1. The landlords withdraw their application (including the amended application).

2. The tenancy will continue until **1:00 pm on June 30, 2017** provided that the tenants pay the landlords the total amount of **\$2,000.00** no later than June 1, 2017 comprised of the following:
  - a. \$1,600.00 in unpaid rent for April and May, 2017; and
  - b. \$400.00 for current damage to the walls of the rental unit.
3. The landlords waive any claim for other damage to the rental unit.
4. The named tenant will show the attending landlord or his son how to access the Waves software.

In support of this settlement and with the consent of the parties I grant the landlord an order of possession effective at **1:00 pm on June 30, 2017**.

#### Conclusion

This matter has been settled. The parties are bound by the terms of the agreement set out above, 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 apply for an earlier order of possession or for monetary compensation or other orders under the Act.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the *Act*.

Dated: May 26, 2017

---

Residential Tenancy Branch