



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION AND RECORD OF SETTLEMENT**

### **Dispute Codes**

MNDC

### **Introduction**

This hearing was convened in response to an application by the tenant seeking a Monetary Order under the *Residential Tenancy Act* (the Act) pursuant to Section 51(2) and Section 67. The tenant and the landlord attended the conference call hearing and provided testimony.

### **Background and Evidence**

This tenancy ended in 2016 pursuant to a Notice to End for Landlord's Use and the tenant received their due compensation as a result.

**Section 63** of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute(s) during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a settlement agreement as follows. Specifically:

1. The parties agree the landlord will compensate the tenant pursuant to the provisions of Section 51(2) as well as an additional amount, which together is the agreed sum of **\$3000.00**.

So as to perfect this agreement,

The tenant is given a **Monetary Order** to reflect condition #1 of this agreement. The landlord must be served the Order. If the landlord satisfies the amount of the Order, the Order becomes null and of no effect. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

These particulars comprise the **full and final settlement** of all aspects of the tenant's application. Both parties testified they understood and agreed to the above terms. The parties confirmed this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of all matters.

*The full text of the Act, and other resources, can be accessed via the Residential Tenancy Branch website: [www.gov.bc.ca/landlordtenant](http://www.gov.bc.ca/landlordtenant).*

### **Conclusion**

The parties settled all aspects of the tenant's application in the above terms. The tenant is given a Monetary Order.

**This Decision and Settlement are final and binding.**

Dated: September 12, 2017

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Residential Tenancy Branch