



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes LAT, LRE, OLC

Introduction

This hearing dealt with an Application for Dispute Resolution (the “Application”) that was filed by the Tenant under the *Residential Tenancy Act* (the “Act”), seeking authorization to change the locks, an order restricting or setting conditions on the Landlord’s right to enter the rental unit, and an order for the Landlord to comply with the Act, regulation, or tenancy agreement.

The hearing was convened by telephone conference call and was attended by the Tenant and the Landlord S.S., both of whom provided affirmed testimony.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised on several occasions during the hearing that there is no obligation to resolve the dispute through settlement, but that pursuant to section 63 of the Act, I could assist the parties to reach an agreement, which would be documented in my Decision and supporting Order.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree that the tenancy is ended as of 11:00 A.M. on June 11, 2018, which is the date and time of the hearing.
2. The parties agree that the Tenant has already vacated the rental unit.
3. The Landlord agrees to provide the Tenant with access to any of his belongings still on premises, for the purpose of inspecting or removing them, no later than 11:59 P.M. on June 24, 2018.
4. The Tenant agrees to remove all of his belongings from the premises by 11:59 P.M. on July 31, 2018.
5. The parties agree that if the Tenant fails to remove his belongings from the premises by 11:59 P.M. on July 31, 2018, they will be considered abandoned by the Tenant and the Landlord may deal with them in accordance with the Act and regulations.

6. The parties agree and understand that they remain at liberty to file an Application with the Residential Tenancy Branch for any damage or loss suffered if the other party fails to comply with this agreement or the attached Order of Possession.
7. The Tenant withdraws their Application in full as part of this mutually agreed settlement.

This settlement agreement was reached in accordance with section 63 of the *Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

In support of the settlement described above, and with the agreement of the parties, I grant the Landlord an Order of Possession, effective **Two (2) Days** after service of this order on the Tenant. The Landlord is provided with this Order in the above terms and, in the event that it is necessary to obtain possession of the rental unit from the Tenant, the Tenant must be served with **this Order** as soon as possible. Should the Tenant fail to comply with this Order, this order may be filed in and enforced as an order of the Supreme Court of British Columbia.

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: June 11, 2018

Residential Tenancy Branch