



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FFL

Introduction

On October 11, 2018, the Landlord submitted an Application for Dispute Resolution under the *Residential Tenancy Act* (“the Act”) for an order of possession; for a monetary order for unpaid rent or utilities; and to recover the cost of the filing fee. The matter was set for a conference call hearing.

The Landlord and Tenant attended the teleconference hearing. The Tenant attended eight minutes late and was informed of the testimony already provided by the Landlord.

The parties were provided the opportunity to present their evidence orally and in written and documentary form, and to make submissions at the hearing.

Settlement Agreement

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

- The parties agree that the tenancy will end on January 31, 2019.
- The parties agree that the Landlord is granted an order of possession effective by 1:00 pm on January 31, 2019. The Landlord must serve the Tenant with the order of possession.
- The Landlord agrees to compensate the Tenant \$500.00 for moving expenses.
- The Tenant agrees to pay the rent when it is due under the tenancy agreement.
- The Landlord withdraws his application for dispute resolution in satisfaction of this agreement.

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

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated on several occasions that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to make a decision.

Conclusion

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

The Landlord has been granted an order of possession effective January 31, 2019, at 1:00 p.m. This order must be served on the Tenant and 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: November 20, 2018

Residential Tenancy Branch