



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC RP LRE LAT OLC FF

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- a monetary order for compensation for damage or loss under the Act, regulation or tenancy agreement pursuant to section 67;
- an order to the landlord to make repairs to the rental unit pursuant to section 32;
- authorization to change the locks and/or to suspend or set conditions on the landlord's right to enter the rental unit pursuant to section 70;
- an order requiring the landlord to comply with the Act, regulation or tenancy agreement pursuant to section 62;
- authorization to recover the filing fee for this application from the landlord pursuant to section 72.

All named parties attended the hearing. During the hearing, the parties expressed an interest and were successful in resolving this dispute by mutual agreement.

Terms of Settlement

Pursuant to section 63 of the Act, an arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

The parties reached an agreement to settle their dispute under the following final and binding terms:

1. The tenant agrees to provide vacant possession to the landlord *no later* than **3:00 p.m. on December 19, 2019**, and, the landlord will be granted an **Order of Possession** effective this date.

2. If the tenant provides vacant possession as per clause 1 above, the landlord agrees to reimburse the tenant his December rent payment in the amount of **\$842.00** by cheque immediately upon the tenant fully vacating the rental unit.
3. The tenant agrees to comply with the all terms of his tenancy agreement up to and including the date the tenancy ends.
4. The tenant agrees to not initiate any contact with the landlord's employee R.G. up to and including the date the tenancy ends.
5. The landlord agrees that its employee R.G. will not be employed to work or have access to the tenant's building up to and including the date the tenancy ends.

Each party confirmed that this agreement was reached voluntarily and that they understood the terms of the agreement. The parties agreed that these terms comprise the full and final settlement of all aspects of this dispute.

This Decision and Settlement Agreement is final and binding on both parties.

As per the above settlement terms, I grant an Order of Possession to the landlord effective **3:00 p.m. on December 19, 2019**. Should the tenant(s) fail to comply with this Order, this Order may be filed 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: December 06, 2019

Residential Tenancy Branch