



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Cedar Acres B and B Joyce
Crebas
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDCT, OLC, CNL, FFT

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, made on August 7, 2020 (the "Application"). The Tenant applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order to cancel a Notice to End Tenancy for Landlord's Use;
- an order that the Landlord comply with the Act;
- a monetary order for damage or compensation; and
- an order granting recovery of the filing fee.

The Tenant, the Tenant's Counsel, and the Landlords attended the hearing at the appointed date and time. The opportunity for settlement was discussed 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 hear their evidence and make a decision.

Settlement Agreement

The opportunity for settlement was discussed with the parties during the hearing. During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the Tenant is awarded a monetary order in the amount of \$3,250.00.
2. The Tenant withdraws this application in full as part of this mutually settled agreement.

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.

The Tenant is granted a monetary order in the amount of \$3,250.00. The monetary order may be filed in and enforced as an order of the Provincial Court of British Columbia (Small Claims).

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: September 21, 2020

Residential Tenancy Branch