



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PLAN A REAL ESTATE SERVICES
LTD. and [tenant name suppressed to protect privacy]

SETTLEMENT DECISION

Dispute Codes ET, FFL

Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution, made on June 30, 2022. The Landlord applied for an order of possession pursuant to section 56 of the Residential Tenancy Act (the Act), and to recover the filing fee pursuant to section 72 of the Act.

The Landlord was represented at the hearing by AM, an agent. The Tenant attended the hearing on his own behalf. Both AM and the Tenant provided a solemn affirmation at the beginning of the hearing.

Settlement

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, which would be documented in my decision.

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

1. The parties agree the tenancy will end on August 31, 2022, at 1:00 p.m.
2. The Tenant agrees to vacate the rental unit no later than August 31, 2022, at 1:00 p.m.
3. The Tenant agrees to live peaceably with the Landlord's employees and other occupants of the rental property for the remainder of the tenancy.
4. The Tenant agrees to prepare the rental unit for showings to prospective tenants before August 25, 2022.

5. The Tenant agrees to permit the Landlord entry to the rental unit to show the rental unit to prospective tenants commencing August 25, 2022.
6. The Landlord agrees to provide the Tenant with sufficient notice of any entry into the rental unit in accordance with section 29 of the Act, and the Tenant agrees to permit such entry.
7. The Tenant agrees the Landlord may retain the security deposit (\$900.00) and pet damage deposit (\$900.00) in partial satisfaction of unpaid rent to August 31, 2022.
8. The Landlord agrees that any amounts received in excess of the rent due to August 31, 2022, will be returned to the Tenant.

This settlement agreement was reached in accordance with section 63 of the Act. As the settlement was achieved through negotiation, I decline to grant recovery of the filing fee to the Landlord.

Conclusion

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

In support of the settlement, and with the agreement of the parties, I grant the Landlord an order of possession, which will be effective on August 31, 2022, 1:00 p.m. The 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: August 9, 2022

Residential Tenancy Branch