



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding New Chelsea Society
and [tenant name suppressed to protect privacy]

RECORD OF SETTLEMENT

Dispute Codes OPC

Section 63 of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows;

1. Both parties agree that the landlord will give the tenant 24 hours written notice to enter his unit to conduct any required bed bug treatments or repairs.
2. Both parties agree that the landlord will have their bed bug technician inspect each of the tenants' VHS tapes for possible infestation. Any non infested tapes will be removed and stored out of the unit to allow the landlord to conduct a heat treatment of the unit to eradicate bedbugs.
3. Both parties agree that if the tenant does not allow the landlord to conduct bedbug treatments or denies the landlord access to the unit the landlord will serve the order of possession that takes effect at 1:00pm on May 31, 2013.
4. Both parties agree that if the tenant does comply with the above terms the order of possession will no longer be of effect or force.

Pursuant to this agreement the landlord will be given an order of possession to reflect condition #3 of this agreement. Should it be necessary, this order may be filed in the Supreme Court and enforced as an order of that Court.

The above particulars comprise full and final settlement of all aspects of the dispute arising from this application for both parties.

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: April 24, 2013

Residential Tenancy Branch