



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## RECORD OF SETTLEMENT

Dispute Codes      OPR, MNR, MNSD, FF, CNR

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 tenant will move out by no later than 1:00 p.m. on February 1, 2014. Both parties agree that the tenancy is terminated.
2. Both parties agree that the landlord is entitled to retain the security deposit and apply the \$425.00 towards the \$1700.00 of unpaid rent = an outstanding balance of \$1275.00.

Pursuant to this agreement the landlord will be given an order of possession to reflect condition #1 of this agreement. Should it be necessary, this order may be filed in the Supreme Court and enforced as an order of that Court.

Pursuant to this agreement the landlord will be given a monetary order to reflect condition #2 of this agreement. Should it be necessary, this order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

As both parties have benefitted from this settlement I decline to award the recovery of the filing fee to either party and they must each bear that cost.

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: January 30, 2014

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Residential Tenancy Branch

