

on the first of each month and on February 15, 2014 the Tenant paid \$750.00 as the security deposit.

During the course of the hearing the parties agreed to settle these matters.

Analysis

Pursuant to section 63 of the *Act*, the 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.

During the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute on the following terms:

- 1) The Landlord withdrew their application for Dispute Resolution in favor of this settlement agreement;
- 2) The Tenant withdrew their application for Dispute Resolution in favor of this settlement agreement;
- 3) The Tenant will pay the Landlord \$1,750.00 no later than September 30, 2014 for the outstanding rent due;
- 4) The Tenant will pay the Landlord \$1,500.00 for October rent no later than October 7, 2014;
- 5) The parties mutually agree to end this tenancy effective October 31, 2014 at 1:00 p.m.; and
- 6) The Tenant agrees to allow the Landlord access to show the rental unit to prospective tenants upon receipt of proper notice of entry.

In support of the settlement agreement the Landlord will be issued an Order of Possession and a Monetary Order.

Conclusion

The Landlord has been awarded a Monetary Order for **\$3,250.00** (\$1,750.00 + \$1,500.00). This Order is legally binding and must be served upon the Tenant. In the event that the Tenant does not comply with this Order it may be filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

The Landlord has been granted an Order of Possession effective **October 31, 2014 at 1:00 p.m., after service upon the Tenant**. In the event that the Tenant does not comply with this Order it may be filed with the Province of British Columbia Supreme Court and enforced as an Order of that Court.

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 24, 2014

Residential Tenancy Branch

