



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes O, FF

Introduction

This matter dealt with an application by the Tenant for compensation for damage or loss under the Act, regulations or tenancy agreement, to restrict the Landlord's right of entry, to recover the filing fee for other considerations.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The Parties agreed the tenancy will end at 1:00 p.m. October 31, 2014 as a result of a 2 Month Notice to End Tenancy due to the sale of the property.
2. The Landlord agreed to pay the Tenant \$500.00 on or before November 7, 2014 as full settlement of this dispute.
3. The Tenant accepted the Landlord's settlement offer of \$500.00 for the Tenant application and this dispute.
4. The Landlord agrees to tell the purchaser to hold off on moving anything else on to the property until October 31, 2014, which is the purchaser's possession date. The Tenant requested that the purchaser specifically be told not to move the Motor Home on to the rental property.
5. Both parties agreed not to discuss this hearing or the tenancy with any third parties or post information about the tenancy on social media.
6. Both parties agreed the Landlord could have access to the property on Tuesdays and Fridays each week for yard maintenance except for this week when the Landlord will cut the grass on Wednesday.

7. The security and pet deposits will be handled as indicated in the Act after the tenancy has ended.
8. The Tenant will receive a Monetary Order in the amount of \$500.00 in support of this agreement.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenant agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agreed to end the tenancy on October 31, 2014 as per the above arrangement.

The Tenant has received a Monetary Order for \$500.00 payable on or before November 7, 2014.

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: October 07, 2014

Residential Tenancy Branch

