



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      LANDLORD: OPR, MNR, FF  
TENANT: CNR, CNL, FF

### Introduction

This matter dealt with applications by the Landlords and the Tenant. The Landlords applied for an Order of Possession, compensation for unpaid rent, and to recover the filing fee. The Tenant applied for an order to cancel the Notices to End the Tenancy for unpaid rent and for the Landlord's use of the property and to recover the filing fee.

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

1. the parties agreed to end the tenancy on April 30, 2015 at 1:00 p.m.
2. the Landlord agreed to forgive the unpaid rent for March, 2015 of \$1,400.00 and the unpaid rent for April, 2015 of \$1,400.00 if the Tenant is completely moved out of the rental unit by 1:00 p.m. on April 30, 2015.
3. further the Landlord agreed to pay the Tenant \$500.00 in compensation if the Tenant is completely moved out of the rental unit by 1:00 p.m. on April 30, 2015.
4. the Landlord also agreed to return the Tenants security deposit in the amount of \$700.00 and the Tenant's pet deposit in the amount of \$700.00 if the Tenant is completely moved out of the rental unit by 1:00 p.m. on April 30, 2015 and the unit is clean. If there is a dispute about the security and pet deposit the parties will comply with the Act in how the deposits are handled.
5. If the Tenant is completely moved out by 1:00 p.m. on April 30, 2015 and the move out condition inspection is completed to both parties satisfaction the Landlord will complete the payment of the security and pet deposits (\$1,400.00)

and the compensation of \$500.00 to the Tenant at the move out condition inspection meeting.

6. the Landlord will receive an Order of Possession with an effective vacancy date of April 30, 2015 at 1:00 p.m.
7. this settlement agreement is full settlement of all disputes arising from this tenancy with the exception of any applications to do with the Tenant's security and pet deposits.

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 Tenants 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 April 30, 2015 at 1:00 p.m. as per the above arrangement.

The Landlord has received an Order of Possession with an effective vacancy date of April 30, 2015 at 1:00 p.m.

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 21, 2015

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Residential Tenancy Branch

