



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

SETTLEMENT AGREEMENT

Dispute Codes ERP MNDC MNR RP

Introduction

This hearing was scheduled to deal with numerous applications by the tenant. Both parties attended the hearing and had an opportunity to be heard. After a lengthy discussion of the issues between them, the parties agreed to a settlement of this dispute on the following terms:

- The tenant will vacate the rental unit on or before January 31, 2016.
- The landlord will withdraw the Application for Dispute Resolution that he had filed just prior to this hearing for which he had not yet been assigned a file number.
- The tenant will not be held responsible for the \$1560.00 in unpaid rent that was going to be claimed by the landlord in the application referred to above.
- The landlord agrees that he will take steps to address the mold situation in the rental unit for the benefit of future tenants.

An Order of Possession with an effective date of January 31, 2016 is being provided to the landlord together with this settlement agreement for use by the landlord in the event the tenant fails to vacate the rental unit in accordance with this settlement. This order should be served on the tenant as soon as possible. If the tenant does not abide by the order of possession, the order may be filed in the Supreme Court of British Columbia 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: January 18, 2016

Residential Tenancy Branch

