



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

AGREEMENT REACHED BETWEEN BOTH PARTIES

Dispute Codes

MNDC, OLC, LAT

Introduction

This matter dealt with an application by the tenant for a Monetary Order for money owed or compensation for damage or loss; an Order for the landlord to comply with the *Residential Tenancy Act (Act)*, regulations or tenancy agreement; and an Order to be permitted to change the locks to the rental unit.

Through the course of a lengthy hearing the tenant and the landlords came to an agreement in settlement of the tenant's application.

The Parties did not require me to make a decision in this matter but required me to record the agreement they mutually reached.

This agreement is as follows:

- The tenant agreed to vacate the rental unit by 1.00 p.m. on August 01, 2016.
- The tenant agreed to pay the outstanding rent for July, 2016 of \$675.00 in cash by July 06, 2016 after contacting the landlord to make a mutual arrangement to meet.
- The landlords agreed to provide the tenant with a rent receipt for any cash payments made.
- The tenant agreed to use the outdoor space for his dogs adjacent to the tenant's door, to keep his dogs on either a long or a short lease while in that area and to ensure any dog feces is picked up promptly.
- Both parties agreed to avoid any further confrontational situations while moving forward to the end of the tenancy.

Conclusion

This settlement agreement was reached in accordance with section 63 of the *Act*. The parties are bound by the terms of this agreement. Should either party violate the terms of this settled agreement, it is open to the other party to take steps under the *Act* to seek remedy.

This agreement is in full, final and binding settlement of the tenant's application.

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: July 05, 2016

Residential Tenancy Branch