



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding ST ANDREW'S PRESBYTERIAN CHURCH  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      ET FF

### Introduction

This hearing dealt with the landlord's application under to the *Residential Tenancy Act* (the *Act*) for an Early End of Tenancy pursuant to section 56 of the *Act*, along with a return of the filing fee pursuant to section 72 of the *Act*.

All parties attended the hearing and were given a full opportunity to be heard, to present their sworn testimony, to make submissions, to call witnesses and to cross-examine one another.

### 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, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues currently under dispute at this time:

1. The tenant agreed to accept a monetary award of \$600.00 in full satisfaction for loss related to the tenancy agreement which was set to begin on November 1, 2017.
2. Both parties agreed that this settlement agreement constituted a final and binding resolution of the landlord's application, and was accepted by the tenant in full satisfaction for any and all issues or loss related to the tenancy which was set to begin on November 1, 2017.

These particulars comprise the full and final settlement of all aspects of this dispute for both parties. Both parties testified at the hearing that they understood and agreed to the above terms, free of any duress or coercion. Both parties testified that they understood and agreed that the above terms are legal, final, binding and enforceable, which settle all aspects of this dispute.

### Conclusion

I issue a Monetary Order of \$600.00 in favour of the tenant. The tenant is provided with a Monetary Order in the above terms and the landlord must be served with this Order as soon as possible. Should the landlord fail to comply with this Order, this Order may be filed in the Small Claims Division of the Provincial 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: December 5, 2017

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Residential Tenancy Branch