



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "*Act*") for an order for the landlord to comply with the *Act*, Regulations and/or tenancy agreement pursuant to section 62.

All named parties attended the hearing. As both parties were in attendance, service of documents was confirmed. The landlord confirmed receipt of the tenant's application for dispute resolution and the parties acknowledged the exchange of evidence and stated there were no concerns with timely service of documents. Both parties were prepared to deal with the matters of the application.

Settlement Reached

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. This tenancy will end at 1:00 p.m. on September 30, 2020 by which time the tenants and any other occupant will have vacated the rental unit.
2. Rent for the months of August and September 2020 are considered paid in compliance with s 51 of the *Act*.
3. The tenants will pay to the landlord \$150.00 on August 1 and September 1 for hydro utilities for each of those months.

4. The landlord agrees that the tenants may keep the washer and dryer from the rental unit when they vacate the house.
5. If the landlord finds accommodations that the tenants find agreeable, the parties are at liberty to renegotiate this agreement.

All parties testified at the hearing that they understood and agreed to the above terms, free of any duress or coercion. All 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

To give effect to the settlement reached between the parties, I issue an Order of Possession to the landlord. The landlord is to serve this Order of Possession immediately and enforce it as early as 1:01 p.m. on September 30, 2020, should the landlord choose to do so.

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 23, 2020

Residential Tenancy Branch