



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      ET

### Introduction

This hearing dealt with the landlord's application pursuant to section 56 of the *Residential Tenancy Act* (the *Act*) for an early end to tenancy and an Order of Possession.

### Issues to be Decided

Is the landlord entitled to an early end to tenancy and the issuance of an Order of Possession?

### Background and Evidence

The landlord issued the 1 Month Notice to End Tenancy for Unpaid Rent. The 1 Month Notice was served August 2, 2014 by posting the Notice on the tenant's door. The tenant is deemed served August 11, 2014. A 10 Day Notice was also served on the same date. The 1 Month Notice to End Tenancy indicated an effective date of September 1, 2014. The corrected effective date is September 30, 2014.

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

During this hearing, the parties reached an agreement to settle their dispute. The parties agreed that:

1. This tenancy will end by 12:00 p.m. on November 14, 2014; by which time the tenant will have vacated the rental unit

These particulars comprise the full and final settlement of all aspects of this application and dispute.

In coming to this settlement agreement, the tenant stated that this resolution did not address other outstanding issues with respect to disputes between the parties. However, the tenant ended her participation in the hearing, leaving the teleconference, after resolution of the matter of occupancy and did not remain on the line to canvass other issues between the parties to include in this settlement.

### Conclusion

To give effect to the settlement reached between the parties and as discussed at the hearing, I issue the attached Order of Possession to be used by the landlord if the tenant does not vacate the rental premises in accordance with their agreement. The landlord is provided with these Orders in the above terms and the tenant must be served with the Order in the event that the tenant does not vacate the premises by the time and date set out in their agreement: November 14, 2014 at 12:00 p.m. noon. Should the tenant fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

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: November 14, 2014

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Residential Tenancy Branch

