



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ROMANA INVESTMENTS LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC, FF

Introduction

This hearing was convened in relation to the landlords' application for an order of possession on the basis of a 1 Month Notice to End Tenancy for Cause (the 1 Month Notice).

The individual landlord (the landlord) and the tenant appeared.

The landlord testified that she served the tenant personally with the dispute resolution package and evidence. I confirmed with the tenant that he received these documents. On the basis of this evidence, I am satisfied that the tenant was served with notice of this application and evidence pursuant to sections 88 and 89 of the *Residential Tenancy Act* (the Act).

I confirmed with the tenant that he had not filed an application to dispute the 1 Month Notice.

In the course of the hearing the tenant proposed a date by which he would return possession of the rental unit to the landlord. The landlord agreed with the extended timeline.

Analysis

Pursuant to section 63 of the Act, an 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, 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 under the following final and binding terms:

1. The landlords agreed to withdraw their application.
2. The landlords agreed to withdraw the 1 Month Notice.
3. The tenant agreed to provide possession of the rental unit to the landlords on or before one o'clock in the afternoon on 31 May 2015.

The parties agreed that these particulars comprise the full and final settlement of all aspects of their disputes for both parties.

Conclusion

The landlords' application is withdrawn. The landlords' 1 Month Notice is cancelled.

The attached order of possession is 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 this order in the above terms and the landlord should serve the tenant with this order so that it may enforce it in the event that the tenant does not vacate the premises by the time and date set out in their agreement. 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 subsection 9.1(1) of the Act.

Dated: April 08, 2015

Residential Tenancy Branch

