



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      ET

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the *Act*) for:

- an early end to this tenancy and an order of possession pursuant to section 56;

All named parties attended the hearing. During the hearing, the parties expressed an interest and were successful in resolving this dispute by mutual agreement. I agreed to assist the parties in settling their dispute in accordance with section 63 of the *Act*.

## 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.

The parties reached an agreement to settle their dispute under the following final and binding terms:

1. The landlord and tenant agree **that this tenancy will end no later than 1:00 p.m. on Monday, May 2, 2016**, and,
2. The landlord will receive an **Order of Possession** effective **1:00 p.m. on Monday, May 2, 2016**.
3. The landlord agrees to pay to the tenant **\$1200.00** by way of a money order made payable to the tenant **on or before 1:00 p.m. on Saturday, April 30, 2016**. The landlord further agrees that the tenant is entitled to a **Monetary Order** for **\$1200.00** and that the enforceable portion of this order will be reduced in accordance with any payments made to the tenant.

4. The tenant and landlord both agree to withdraw their respective applications scheduled to be heard on May 18, 2016, the file numbers of which are noted on the cover page of this decision.

Each party confirmed that they understood the terms of the agreement. The parties agreed that these particulars comprise the full and final settlement of all aspects of this dispute and the applications referred to above. **This Decision and Settlement Agreement is final and binding on both parties.**

#### Conclusion

I grant an Order of Possession to the landlord effective **1:00 p.m. on Monday, May 2, 2016**. Should the tenant(s) fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

Pursuant to section 67 of the *Act*, I grant the tenant a Monetary Order in the amount of **\$1200.00**. 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. The monetary order is to be enforced only if the landlord does not pay the **\$1200.00** to the tenant in accordance with this agreement.

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: April 29, 2016

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Residential Tenancy Branch