



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

Introduction

This hearing convened as a result of a Landlord's Application for Dispute Resolution wherein he sought an early end to tenancy pursuant to section 56(1) of the *Residential Tenancy Act*.

Both parties appeared at the hearing. The Landlord appeared on his own behalf. The Tenant named on the Application, D.C. was in attendance, as was K.S., who stated she was also on the tenancy agreement.

The hearing process was explained and the participants were asked if they had any questions. The parties were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

No issues with respect to service or delivery of documents or evidence were raised.

Settlement

During the hearing the parties resolved all matters, raised in the Landlord's Application for Dispute Resolution, by mutual agreement. Pursuant to section 63 of the *Residential Tenancy Act*, and *Residential Tenancy Branch Rules of Procedure 8.4* I record the parties' settlement in this my Decision and resulting Order.

The terms of the parties' settlement are as follows:

1. The Tenants agree to vacate the rental unit as of **4:00 p.m. on June 30, 2016**.
2. The Landlord is entitled to an Order of Possession **effective 4:00 p.m. on June 30, 2016**. This Order of Possession must be served on the Tenants and may be filed and enforced in the B.C. Supreme Court as an Order of that Court.

3. The move out condition inspection will occur at **4:00 p.m. on June 30, 2016**.
Due to a no-contact order, the Tenants will ensure a third party will attend the move out condition inspection at **4:00 p.m. on June 30, 2016**.
4. The Tenants will ensure their vehicles are removed from the rental property by no later than **4:00 p.m. on July 4, 2016**.

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: June 30, 2016

Residential Tenancy Branch