



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

Landlord: OPL FF
Tenant: MT CNL

Introduction

This hearing dealt with cross Applications for Dispute Resolution filed by the parties under the *Residential Tenancy Act* (the “Act”).

The Landlord’s Application was received at the Residential Tenancy Branch on May 15, 2017 (the “Landlord’s Application”). The Landlord applied for the following relief pursuant to the *Act*:

- an order of possession based on a Two Month Notice to End Tenancy for Landlord’s Use of Property, dated March 15, 2017 (the “Two Month Notice”); and
- an order granting recovery of the filing fee.

The Tenants’ Application was received at the Residential Tenancy Branch on May 4, 2017 (the “Tenants’ Application”). The Tenants applied for the following relief pursuant to the *Act*:

- an order granting more time to make an application for dispute resolution; and
- an order cancelling the Two Month Notice.

The Landlord acts as agent for the owners of the rental property. The Landlord was represented at the hearing by B.A. The Tenants were represented at the hearing by R.G.P. Both B.A. and R.G.P. provided a solemn affirmation.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision and supporting orders.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree the tenancy will end on June 30, 2017, at 1:00 p.m.;
2. The Tenants agree to vacate the rental unit no later than June 30, 2017, at 1:00 p.m.;
3. The Landlord withdraws the Landlord's Application in full as part of this mutually agreed settlement; and
4. The Tenants withdraw the Tenants' Application in full as part of this mutually agreed settlement.

This settlement agreement was reached in accordance with section 63 of the *Act*. As this settlement agreement was reached through negotiation, I decline to award recovery of the filing fee to either party.

Conclusion

In support of the settlement described above, and with the agreement of the parties, I grant the Landlord an order of possession, which will be effective June 30, 2017, at 1:00 p.m. The order of possession may be filed in 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: June 14, 2017

Residential Tenancy Branch