



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CASTERA PROPERTIES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC, FF

Introduction

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

- to cancel the landlord's 1 Month Notice to End Tenancy for Cause (the "1 Month Notice") pursuant to section 47; and
- recover the filing fee for this application from the landlords pursuant to section 72.

Both parties attended the hearing and were given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses. The personal landlord KK, (the "landlord") primarily spoke for both herself and the corporate landlord.

As both parties were in attendance I confirmed there were no issues with service of the landlord's 1 Month Notice and the tenant's application for dispute resolution. The parties confirmed receipt of one another's materials. In accordance with sections 88 and 89 of the *Act*, I find that the parties were served with the respective Notice and application package.

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 discussed the issues between them, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues currently under dispute at this time:

1. This tenancy will end on 1:00pm August 31, 2017 by which time the tenant and any other occupant will have vacated the rental unit.
2. The parties agreed that this tenancy will continue in accordance with the tenancy agreement, the *Act* and regulations until the tenancy ends as agreed upon.

3. The parties agreed that this tenancy ends by way of their mutual agreement to end this tenancy and the landlord's 1 Month Notice is withdrawn and of no further effect.
4. This settlement agreement constitutes a full, final and binding resolution of the tenant's application at this hearing.

Both parties testified at the hearing that they understood and agreed to the above terms, free of any duress or coercion. Both parties testified that they understood and agreed that the above terms are legal, final, binding and enforceable, which settle all aspects of this dispute.

Conclusion

To give effect to the above noted settlement agreement, and as discussed with them during the hearing, I grant an Order of Possession to the landlord, effective **AUGUST 31, 2017 at 1:00 pm**. The landlords are provided with this Order in the above terms and the tenant must be served with this Order in the event that the tenant or any occupant on the premises fails to provide vacant possession in accordance with the settlement terms. 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.

The landlord's 1 Month Notice, dated May 18, 2017 is cancelled and of no further effect.

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: July 19, 2017

Residential Tenancy Branch