



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute codes OPR-DR

Introduction

This review hearing was convened after the issuance of a December 20, 2018, Review Consideration Decision by an Arbitrator. Pursuant to section 58 of the *Residential Tenancy Act* (the *Act*), I was designated to hear this matter regarding an Order of Possession for unpaid rent pursuant to sections 46 and 55 of the *Act*.

Issue(s) to be Decided

Is the landlord entitled to an Order of Possession for unpaid rent?

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 this hearing, the parties reached an agreement to settle their dispute.

Both parties agreed to the following terms of a final and binding resolution of the landlord's application and the issues in dispute arising out of this tenancy at this time and that they did so of their own free volition and without any element of coercion:

1. Both parties agreed that this tenancy will end by 1:00 p.m. on February 15, 2019, by which time the tenants agreed to deliver full and peaceable vacant possession to the landlord.
2. Both parties agreed that these particulars comprise the full settlement of all aspects of the landlord's current application arising out of the 10 Day Notice issued on November 12, 2018.

Conclusion

In order to implement the above settlement reached between the parties, and as discussed at the hearing, I grant an Order of Possession to the landlord effective **on February 15, 2019, after service of this Order** on the tenant. Should the tenant or any occupant on the premises 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 Section 9.1(1) of the *Residential Tenancy Act*.

Dated: February 05, 2019

Residential Tenancy Branch