



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPRM-DR, FFL

Introduction

This teleconference hearing was scheduled in response to an application by the Landlord under the *Residential Tenancy Act* (the “Act”) for an Order of Possession based on a 10 Day Notice to End Tenancy for Unpaid Rent (the “10 Day Notice”), for a Monetary Order for unpaid rent, and for the recovery of the filing fee paid for this application. The application was originally filed under the Direct Request process and was adjourned to a participatory hearing for clarification on service of the 10 Day Notice. An interim decision was issued on January 15, 2019.

The Landlord and both Tenants were present for the duration of the teleconference hearing. The parties were affirmed to be truthful in their testimony and reached a settlement agreement that will be outlined below.

Settlement Agreement

Pursuant to Section 63 of the *Act*, parties may be assisted in settling their dispute and for a settlement agreement to be recorded in the form of a decision and order. During the hearing the parties reached the following settlement:

1. The tenancy will end on April 30, 2019 at 1:00 pm. The Landlord will be issued an Order of Possession effective on April 30, 2019 at 1:00 pm.
2. For the remainder of the tenancy, rent and utilities will continue to be due as per the tenancy agreement.

The parties confirmed that they were entering into the settlement agreement voluntarily and free from any pressure or coercion. The parties also confirmed their understanding

that a settlement agreement is final and binding and that the agreement is full resolution of this dispute.

Conclusion

The parties are ordered to follow the settlement agreement outlined above.

To uphold the settlement agreement, I grant an Order of Possession to the Landlord effective **on April 30, 2019 at 1:00 pm**. This Order must be served on the Tenants. Should the Tenants 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 27, 2019

Residential Tenancy Branch