



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding CARMA COURT  
and [tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Codes**      **CNC MNDCT**

### **Introduction**

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

An order to cancel the landlord's one month notice to end tenancy for cause pursuant to section 47; and

A monetary order for damages or compensation pursuant to section 67.

### **Settlement**

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 at 1:00 p.m. on March 3, 2019, by which time the tenants and any other occupant will have vacated the rental unit.
2. Both parties agree that this tenancy ends by way of this agreement and the Notice to End Tenancy is cancelled and of no further force or effect.
3. The tenant will not block the lobby or keep the fire doors open when not required during his move-out.
4. The tenant will not leave the truck in the loading area when it is not being used for loading or unloading.
5. Parties will conduct a condition inspection report at 1:01 PM on March 3, 2019.

6. The rights and obligations of the parties under the *Act* continue until the tenancy ends in accordance with this agreement.
7. This settlement comprises the full and final settlement of the tenants' application.

### Conclusion

To give effect to the settlement reached between the parties and as discussed at the hearing, I issue the attached Order of Possession. The parties agree that the tenant is to vacate the rental unit by 1:00 P.M. on March 3, 2019, and the landlord is to serve this Order of Possession immediately and enforce it as early as 1:01 PM on March 3, 2019, should the landlord choose to do so.

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: March 1, 2019

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Residential Tenancy Branch