



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL-4M

Introduction

This hearing dealt with the landlord's application for an Order of Possession based on a Four Month Notice to End Tenancy for Demolition, Renovation, Repair or Conversion of Rental Unit (the Four Month Notice) pursuant to sections 49 and 55 of the *Residential Tenancy Act* (the *Act*).

The landlord and the tenant attended the hearing and were given a full opportunity to be heard, to present sworn testimony, to make submissions and to call witnesses.

At the outset of the hearing the tenant confirmed that they were going to vacate the premises on the effective date of the Four Month Notice.

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 tenant'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. The landlord and the tenant agreed that this tenancy will end on the effective date of the Four Month Notice, May 01, 2019.
2. Both parties agreed that these particulars comprise the full settlement of all aspects of the landlord's current application arising out of the Four Month Notice issued on December 31, 2018.

Conclusion

In order to give effect to the above settlement, I grant an Order of Possession to the landlord **to take effect by 1:00 p.m. on May 01, 2019, after service of this Order** on the tenant. Should the tenant or anyone 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: March 19, 2019

Residential Tenancy Branch