



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

SETTLEMENT DECISION

Dispute Codes CNL OLC FF

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, made on March 7, 2019 (the "Application"). The Tenant applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order cancelling a Two Month Notice to End Tenancy for Landlord's Use of Property, dated March 1, 2019 (the "Two Month Notice");
- an order that the Landlords comply with the *Act*, regulation, and/or the tenancy agreement; and
- an order granting recovery of the filing fee.

The Tenant attended the hearing in person and was accompanied by I.Y., who provided moral support. The Landlords attended the hearing on their own behalf. The Tenant and the Landlords provided affirmed testimony.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

The parties agreed to settle this matter as follows:

1. The parties agree the tenancy will end on August 1, 2019, at 1:00 p.m.
2. The Tenant agrees to vacate the rental unit no later than August 1, 2019, at 1:00 p.m.
3. The Landlords agree the Tenant will not be obligated to pay rent for the period from July 1 to August 1, 2019.

The parties' rights and obligations under the *Act* and the tenancy agreement continue until the tenancy ends in accordance with this agreement.

This settlement agreement was reached in accordance with section 63 of the *Act*. As the settlement was achieved through negotiation, I decline to grant recovery of the filing fee to the Tenant.

Conclusion

I order the parties to comply with the terms of the settlement agreement set out above.

In support of the settlement, and with the agreement of the parties, I grant the Landlords an order of possession, which will be effective on August 1, 2019, at 1:00 p.m. The order may be filed in 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: April 26, 2019

Residential Tenancy Branch