



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FFL OPB OPM

Introduction

This hearing was convened by way of conference call concerning an application made by the landlord seeking an Order of Possession for breach of an agreement and for mutual agreement to end the tenancy; and to recover the filing fee from the tenants for the cost of the application.

The landlord and both tenants attended the hearing during which the parties agreed to settle this dispute in the following terms:

1. the landlord will have an Order of Possession effective at 1:00 p.m. on May 31, 2019;
2. the parties will participate in a move-out condition inspection and make a report in accordance with the regulations on May 31, 2019 at 2:00 p.m. without the necessity of the landlord providing the tenants with at least 2 opportunities to schedule the move-out condition inspection;
3. keys that give access to the rental unit will be returned to the landlord during the move-out condition inspection, and in any event on May 31, 2019;
4. the tenants will pay rent in full for the month of May, 2019.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement.

Since the parties have settled this dispute, I decline to order that the landlord recover the filing fee.

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlord effective at 1:00 p.m. on May 31, 2019.

I further order that the parties participate in a move-out condition inspection and make a report in accordance with the regulations on May 31, 2019 at 2:00 p.m. without the necessity of the landlord providing the tenants with at least 2 opportunities to schedule the inspection.

I further order that the tenants return the keys that give access to the rental unit to the landlord during the move-out condition inspection, and in any event on May 31, 2019.

I further order the tenants to pay rent in full for the month of May, 2019.

This order is final and binding and may be enforced.

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: May 03, 2019

Residential Tenancy Branch