



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the "Act") for an early end to this tenancy and an Order of Possession pursuant to section 56.

Both parties attended the hearing and had full opportunity to provide affirmed testimony, present evidence, cross examine the other party, and make submissions.

Before the conclusion of this hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise, and achieved a resolution of their dispute.

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 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 the landlord's application for an early end of tenancy:

- The landlord shall allow the Tenant to stay until 1:00 pm on June 7, 2019 and the landlord is granted an Order of Possession in accordance with date.

These terms comprise the full and final settlement of the landlord's application for an early end of tenancy. This settlement does not resolve any other potential claims

between the parties relating to this tenancy other than the landlord's application for an early end of tenancy.

Based on the above, I find that the landlord's application for an early end of tenancy is resolved pursuant to the above agreed terms. Both parties are at liberty to file further applications for dispute resolution regarding any other matter relating to this tenancy.

Conclusion

To give effect to the settlement reached between the parties and as discussed with them during the hearing, I issue an Order of Possession to the landlord, which is to take effect by 1:00 p.m. on June 7, 2019. The landlord is provided with this Order which must be served on the tenant to be enforced. If the tenant fails to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

Further to the settlement reached by the parties, I dismiss the landlord's application for an early end of tenancy. Both parties are at liberty to file further applications for dispute resolution regarding any other matter relating to this tenancy.

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 21, 2019

Residential Tenancy Branch