



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL

Introduction

This hearing convened as a result of a Landlord's Application for Dispute Resolution, filed on May 27, 2019, in which the Landlord sought an Order of Possession based on an undisputed 2 Month Notice to End Tenancy for Landlord's Use issued on April 9, 2019 (the "Notice").

The hearing was scheduled for 9:30 a.m. on July 9, 2019. Both parties called into the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

Settlement and Conclusion

During the hearing the parties resolved matters by mutual agreement. The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*. As the parties resolved matters by agreement I make no findings of fact or law with respect to their relative claims. 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 of this matter. The terms of their settlement follow.

Settlement and Conclusion

1. The tenancy shall end and the Tenants shall vacate the rental unit by no later than **1:00 p.m. on July 31, 2019**.

2. The Landlord is granted an Order of Possession effective **1:00 p.m. on July 31, 2019**. The Landlord must serve the Order on the Tenants as soon as possible and may if necessary, file and enforce the Order in the B.C. Supreme Court.
3. The Tenants reserve their right to argue for further monetary compensation pursuant to section 51(2) of the *Act* should the Landlord not use the rental unit for the reasons set out in the Notice.

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: July 09, 2019

Residential Tenancy Branch