



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding GATEWAY PROPERTY MGMT  
CORP and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNC, MT

### Introduction

This teleconference hearing was scheduled in response to an application by the Tenant under the *Residential Tenancy Act* (the “Act”) to cancel a One Month Notice to End Tenancy for Cause (the “One Month Notice”), and for an extension of time to dispute the One Month Notice.

The Tenant and an advocate (the “Tenant”) were present for the hearing as were two agents for the Landlord (the “Landlord”). The parties were affirmed to be truthful in their testimony. The Landlord confirmed receipt of the Notice of Dispute Resolution Proceeding package and a copy of the Tenant’s evidence. The Tenant confirmed receipt of the Landlord’s evidence.

During the hearing the parties came to a settlement agreement which will be outlined below.

### Settlement Agreement

Pursuant to Section 63 of the *Act*, parties may be offered the opportunity to settle their dispute and for a settlement reached to be recorded in the form of a decision and/or order. During the hearing the parties reached the following agreement:

1. The tenancy will end on November 30, 2019 at 1:00 pm.
2. The Landlord will provide 24 hours notice to the Tenant for any showings of the rental unit. The Tenant has agreed to receive notice by phone.
3. A move-out Condition Inspection Report will be conducted by both parties on November 30, 2019 before 1:00 pm. The parties will discuss and confirm a specific time to meet on November 30, 2019 for the move-out inspection.

To uphold the settlement agreement reached, the Landlord is granted an Order of Possession effective November 30, 2019 at 1:00 pm. This Order of Possession must be served to the Tenant.

Both parties confirmed that they were entering into the settlement agreement voluntarily and of their own free will. They both also confirmed their understanding that a settlement agreement is final and binding and constitutes full resolution of the claims on the Application for Dispute Resolution.

### Conclusion

The parties are ordered to follow the terms of the settlement agreement outlined above.

In order to uphold the settlement agreement, I grant an Order of Possession to the Landlord effective **November 30, 2019 at 1:00 pm**. This Order must be served on the Tenant. Should the Tenant 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: November 04, 2019

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Residential Tenancy Branch