



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### **Dispute Codes:**

ET, FFL

### **Introduction**

This hearing was convened in response to the Landlords' Application for Dispute Resolution, in which the Landlords applied for an Order of Possession, for an early end to the tenancy, and to recover the fee for filing this Application for Dispute Resolution.

The Landlord stated that on November 09, 2019 the Dispute Resolution Package and the evidence the Landlords submitted to the Residential Tenancy Branch on November 06, 2019 were posted on the door of the rental unit. The Tenant stated that she received these documents on November 19, 2019, when she returned home from the hospital.

### **Issue(s) to be Decided**

Should this tenancy end early and, if so, should the Landlords be granted an Order of Possession?

### **Background and Evidence**

After considerable discussion regarding issues related to the tenancy, including allegations that stolen firearms were removed from the rental unit by the police in August and November of 2019, the parties in attendance at the hearing mutually agreed to resolve all issues in dispute at these proceedings under the following terms:

- The tenancy will end, by mutual consent, on December 31, 2019;
- The Landlords will receive an Order of Possession that requires the Tenant to vacate the rental unit by December 31, 2019; and
- The Tenant will not have to pay rent for December of 2019 or any rent that is currently overdue.

This agreement was summarized for the parties on at least two occasions and all parties in attendance at the hearing indicated that they agreed to resolve this dispute under these terms.

All parties in attendance acknowledged that they understood they were not required to enter into this agreement and that they understood the agreement was final and binding.

### Analysis

I find that all issues in dispute at these proceedings have been settled, by mutual agreement, in accordance with the aforementioned terms.

### Conclusion

The Landlords and the Tenant have reached a settlement agreement.

On the basis of the settlement agreement I grant the Landlords an Order of Possession that is effective **at 1:00 p.m. on December 31, 2019**. This Order may be served on the Tenant, filed with the Supreme Court of British Columbia, and enforced as an Order of that Court.

This settlement agreement is recorded 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 22, 2019

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Residential Tenancy Branch