



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FF

Introduction

On November 5, 2019, the Landlord submitted an Application for Dispute Resolution under the *Residential Tenancy Act* ("the Act") for an early end of tenancy and an order of possession for the rental unit. The matter was scheduled as teleconference hearing.

The Landlord and the Tenant attended the hearing.

Settlement Agreement

During the hearing, the parties agreed to settle this matter on the following conditions:

1. The parties agree that the tenancy will end on **December 31, at 1:00 p.m.**
2. The parties agree that on or before December 1, 2019, the Tenant will pay the Landlord the rent that is due under the tenancy agreement for the month of December 2019.
3. The parties agree that the Landlord is granted an order of possession effective two days after service on the Tenants.
4. The parties agree that the Landlord will not enforce the order of possession for the rental unit prior to December 31, 2019, unless the Tenants fail to pay the rent on December 1, 2019 as agreed.
5. The parties agree that the Landlord has withdrawn his application for an early end of tenancy as part of this mutually settled agreement.

This settlement agreement was reached in accordance with section 63 of the *Act*. The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The Landlord has been granted an order of possession for the rental unit effective two days after service on the Tenants. For enforcement, this order must be served on the Tenants and may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

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 25, 2019

Residential Tenancy Branch