



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, FFT, MT

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- cancel a One Month Notice for Cause pursuant to section 47 of the *Act*; and
- request for more time to cancel a notice pursuant to section 66 of the *Act*;
- application for filing fee to be repaid pursuant to section 72 of the *Act*.

Both parties attended the hearing. Both were given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

Analysis

Pursuant to section 63 of the Act, an 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, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues between them relating to the tenancy:

1. The tenant will pay the landlord rent due for December 2019, for the sum of \$ 541.00 immediately.
2. The tenant will vacate the rental unit on or before January 13, 2020 1:00 p.m.

These particulars comprise the full and final settlement of all issues under dispute at this time between the parties relating to the tenancy. The parties gave verbal affirmation at the hearing that they understood and agreed to the above terms as legal, final and

binding, which settle all aspects of this dispute between these two parties relating to the tenancy.

Conclusion

As the parties have reached a settlement, I make no factual findings about the merits of this application.

To give effect to the settlement reached between the tenant and the landlord and as discussed with them during the hearing, I order the tenant to pay the landlord on receipt of this monetary order dated December 09, 2019.

Should the tenant fail to pay the settlement funds to the landlord as required above, this order may be filed at and enforced as an order of the Small Claims Division of the Provincial Court of British Columbia.

Should the tenant fail to vacate the rental unit on or before January 13, 2020 by 1:00 p.m. this order of possession may be filed and enforced in 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: December 09, 2019

Residential Tenancy Branch