



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes

CNL FF

### Introduction

This hearing was convened as a result of the Tenants' Application for Dispute Resolution. A participatory hearing, by teleconference, was held on January 9, 2020. The Tenants applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- to cancel a 2 Month Notice to End Tenancy for Landlords Use (the "Notice").

The Landlord and the Tenant both attended the hearing. All parties provided testimony.

### Settlement Agreement

During the hearing, a mutual agreement was discussed and both parties made an agreement with respect to when and how the tenancy will end. All parties were all in agreement with the tenancy ending as laid out below.

Pursuant to section 63 of the *Act*, the 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.

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a decision:

- The Tenants will move out of the rental unit by **March 31, 2020, at 1pm.**
- The Notice is not set aside, but the parties agree to alter the effective date of the Notice, to March 31, 2020. The Landlord agrees to uphold the stated purpose behind the Notice after the Tenants move out.
- Both parties agree that monthly rent was initially set at \$1,200.00 when the Tenants moved in last year. However, the Landlord agreed to rent only being \$1,100.00 until the

end of March. The Tenant agreed to pay \$1,100.00 per month in rent until the tenancy ends.

- These terms comprise the full and final settlement of all aspects of this dispute for both parties.

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.

To give effect to the settlement reached by the parties, I also grant the Landlord an Order of Possession effective March 31, 2020, at 1pm to reflect the end of tenancy.

### Conclusion

In support of the agreement described above, the landlord is granted an order of possession effective March 31, 2020, at 1pm and after service on the tenants. The Landlord may serve and enforce this Order if the Tenants fail to move out as specified above.

This Order **must** be read in conjunction with the above settlement agreement and the Landlord **must not** seek to enforce this Order on the Tenants, unless the Tenants fail to meet the conditions of this agreement.

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: January 09, 2020

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Residential Tenancy Branch