



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FFL

Introduction

This hearing convened as a result of a Landlord's Application for Dispute Resolution, filed December 29, 2019, wherein the Landlord requested an early end to tenancy and recovery of the filing fee.

The hearing of the Landlord's Application was scheduled for teleconference at 9:30 a.m. on this date. Both parties appeared at the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

Settlement and Conclusion

During the hearing the parties resolved matters by mutual agreement. The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*. As the parties resolved matters by agreement I make no findings of fact or law with respect to their relative claims.

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.

The terms of their settlement follow.

Settlement and Conclusion

1. The tenancy shall end and the Tenants shall vacate the rental unit by no later than **1:00 p.m. on January 21, 2020.**
2. The Landlord is granted an Order of Possession effective **1:00 p.m. on January 21, 2020.** The Landlord must serve the Order on the Tenants as soon as possible and may if necessary, file and enforce the Order in the B.C. Supreme Court.
3. The parties shall participate in a move out condition inspection **1:00 p.m. on January 21, 2020.**
4. By no later than 4:00 p.m. on January 18, 2020 the Tenants shall pay the January rent of \$1,900.00 per month.
5. The Landlord is entitled to a Monetary Order in the amount of **\$1,900.00.** Should the Tenants not pay the \$1,900.00 as ordered above, the Landlord may file and enforce the Monetary Order in the B.C. Provincial Court (Small Claims Division).
6. The Landlord may retain \$100.00 from the Tenants' \$950.00 security deposit as recovery of the filing fee paid for this Application.

This Decision and resulting Orders are 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 17, 2020

Residential Tenancy Branch