



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC , CNR, LRE, OLC, AAT, FFT, OPR, MNRL-S, FFL

Introduction

This was a cross application hearing that dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the *Act*) for:

- cancellation of the 10 day Notice for Unpaid Rent or Utilities (the "Notice"), issued pursuant to section 46;
- cancellation of the One Month Notice to End Tenancy for Cause (the "One Month Notice"), issued pursuant to section 47;
- an order to restrict or suspend the landlord's right of entry, pursuant to section 70
- an order for the landlord to comply with the *Act*, regulation and/or tenancy agreement, pursuant to section 62;
- an order for the landlord to allow the tenant access to the unit, pursuant to section 70; and
- authorization to recover the filing fee for this application, pursuant to section 72.

This hearing also dealt with the tenant's application pursuant to the *Act* for:

- an Order of Possession for unpaid rent, pursuant to section 55;
- a Monetary Order for unpaid rent and utilities, pursuant to section 67; and
- authorization to recover the filing fee for this application, pursuant to section 72.

Tenant BG, Landlords IS and KS and their lawyer RH attended this hearing.

Settlement

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. 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 listed in their applications for dispute resolution:

1. The tenant agrees to provide the landlords with vacant possession of the subject rental property by 1:00 P.M. on March 31, 2020.
2. The move-out inspection will occur on March 31, 2020 at 1:00 P.M. Both the tenant and the landlords will be allowed to have one witness each.
3. During the move-out inspection the tenant will provide his forwarding address.
4. Both parties are at liberty to apply for a monetary award related to this tenancy, including the monetary issues included in this application.

Conclusion

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

To give effect to the settlement reached between the parties and as discussed with them during the hearing, I issue an Order of Possession to the landlord, which is to take effect by 1:00 P.M. on March 31, 2020. If after the landlord serves this Order to the tenant and the tenant fails to comply with this Order, this Order may be filed and enforced as an Order of 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: March 27, 2020

Residential Tenancy Branch