



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR FF

Introduction

This hearing dealt with the Landlord's Application for Dispute Resolution, made on February 4, 2020 (the "Application"). The Landlord applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order of possession for unpaid rent or utilities;
- a monetary order for unpaid rent or utilities; and
- an order granting recovery of the filing fee.

The Landlord attended the hearing on her own behalf. The Tenants attended the hearing and were accompanied by E.N., an advocate. The Landlord and the Tenants provided affirmed testimony.

Settlement

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, which would be documented in my Decision.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The Tenants agree to pay the Landlord outstanding rent due to March 31, 2020 in the amount of \$4,250.00.
2. The parties agree the tenancy will end on April 30, 2020 at 1:00 p.m.
3. The Tenants agree to vacate the rental unit by April 30, 2020 at 1:00 p.m.
4. The Landlord agrees to withdraw the Application and the 10 Day Notice as part of this settlement.

The parties' rights and obligations under the *Act* and the tenancy agreement – including the payment of rent when due – will continue until the tenancy ends in accordance with this settlement agreement or otherwise in accordance with the *Act*. As this settlement agreement was reached through negotiation in accordance with section 63 of the *Act*, I decline to grant recovery of the filing fee to the Landlord.

Conclusion

I order the parties to comply with the terms of the settlement agreement described above.

In support of the settlement, and with the agreement of the parties, I grant the Landlord a monetary order in the amount of \$4,250.00. The order may be filed in and enforced as an order of the Provincial Court of British Columbia (Small Claims).

In support of the settlement, and with the agreement of the parties, I grant the Landlord an order of possession, which will be effective April 30, 2020 at 1:00 p.m. The order may be filed in 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 2, 2020

Residential Tenancy Branch