



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      ET FF

### Introduction

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

- an early end to this tenancy and an order of possession pursuant to section 56;
- authorization to recover the filing fee for this application from the tenant pursuant to section 72.

All named parties attended the hearing. During the hearing, the parties expressed an interest and were successful in resolving this dispute by mutual agreement.

### Terms of Settlement

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.

In addition to this application for an early end to the tenancy, the parties confirmed that the tenant had also been served with a Two Month Notice to End Tenancy on March 21, 2020 with an effective date of June 1, 2020. The tenant had not disputed the Two Month Notice as of this hearing date.

Considering the landlord's early end to tenancy application and the fact that the tenant had not disputed the Two Month Notice, the parties reached an agreement to settle their dispute under the following final and binding terms:

1. The landlord agreed to extend the effective date of the Two Month Notice to July 1, 2020.
2. The tenant and landlord reached a mutual agreement to **end this tenancy** *no later* than **1:00 p.m. on July 1, 2020**, and, the landlord will be granted an **Order of Possession** effective this date.

3. The tenant is entitled to the equivalent of one month rent free under section 51(1) of the Act and the tenants shall be entitled to apply that to the month of June 2020.

Each party confirmed that this agreement was reached voluntarily and that they understood the terms of the agreement. The parties agreed that the above terms comprise the full and final settlement of all aspects of this dispute.

**This Decision and Settlement Agreement is final and binding on both parties.**

Conclusion

I grant an Order of Possession to the landlord effective **1:00 p.m. on July 1, 2020**. Should the tenant(s) fail 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: April 27, 2020

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Residential Tenancy Branch