



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL, MNR, MNDC, FF

Introduction

This hearing dealt with the landlords' application for dispute resolution under the Residential Tenancy Act (Act) for:

- an order of possession of the rental unit pursuant to a Two Month Notice to End Tenancy for Landlord's Use of Property (Notice) issued to the tenants;
- a monetary order for unpaid rent;
- compensation for a monetary loss or other money owed; and
- recovery of the filing fee

The parties attended, were affirmed, and each provided testimony on preliminary matters

Thereafter, a mediated discussion ensued and the parties agreed to resolve the issues of the landlords' application and that I would record their settlement.

Settlement and Conclusion

The landlords and the tenants agreed to a mutual settlement under the following terms and conditions:

1. The tenants agree to vacate the rental unit by 1:00 p.m. on or before June 1, 2020;
2. The tenants understand the landlords will be issued an order of possession for the rental unit, based upon the settled agreement, and that if the tenants fail to vacate the rental unit by 1:00 p.m., June 1, 2020, the landlords may serve the order of possession on the tenants for enforcement purposes; and

3. The parties acknowledge their understanding that this settled Decision resolves the matters contained in the landlords' application and that no finding is made on the merits of the said application for dispute resolution or the landlords' Notice.

For the purposes of the terms of settlement, the parties are aware of the following:

Orders of Possession issued pursuant a Two Month Notice to End Tenancy for Landlord's Use of Property cannot be enforced until such time as the ORDER OF THE MINISTER OF PUBLIC SAFETY AND SOLICITOR GENERAL, Emergency Program Act, Ministerial Order No. M089, expires or is cancelled.

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.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this settled agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to seek remedy.

This decision containing the parties settled agreement 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: May 29, 2020

Residential Tenancy Branch