



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Capilano Property Management Services
LTD. and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ET, FFL

Introduction

This hearing was scheduled to deal with a landlord's application for an order to end the tenancy early and obtain an Order of Possession under section 56 of the Act. Both parties appeared or were represented at the hearing.

At the outset of the hearing, I confirmed the landlord served the tenant with the proceeding package and its evidence by way of an email sent on May 22, 2020 and the email was received by the tenant. The landlord also served the documents by registered mail sent on the same date; however, the tenant claimed to not have received any registered mail. Service by email is an acceptable method of service pursuant to the Director's Order of March 30, 2020 and I was satisfied the tenant was sufficiently served.

Shortly after the hearing commenced, I was able to facilitate a mutual agreement between the parties in resolution of this matter. I have recorded their agreement by way of this decision and the Order that accompanies it.

Issue(s) to be Decided

What are the terms of the mutual agreement?

Background and Evidence

The parties mutually agreed to the following terms in resolution of this Application for Dispute Resolution:

1. The tenant shall return vacant possession of the rental unit to the landlord by 1:00 p.m. on June 30, 2020.
2. The landlord shall be provided an Order of Possession reflecting the above described date and time under section 56 of the Act.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record the agreement in the form of a decision or order.

I have accepted and recorded the mutual agreement reached by the parties during this hearing and I make the term(s) an Order to be binding upon both parties.

In recognition of the mutual agreement, I provide the landlord with an Order of Possession effective at 1:00 p.m. on June 30, 2020 under section 56 of the Act.

Conclusion

The parties reached a mutual agreement in resolution of this matter during the hearing and in keeping with their agreement, I provide the landlord with an Order of Possession effective at 1:00 p.m. on June 30, 2020 under section 56 of the Act.

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: June 11, 2020

Residential Tenancy Branch