



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Xenon Development Corporation
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPN, FFL

Introduction

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order of Possession - Section 55; and
2. An Order to recover the filing fee for this application - Section 72.

Both Parties attended the conference call hearing. The Tenant confirms that it received the Landlord’s application and evidence package. At the onset, both Parties indicated their desire to reach an agreement to resolve the dispute and during the Hearing did reach a settlement agreement. The Parties confirmed the terms of the settlement agreement at the end of the hearing. The Tenant provides its email address to the Landlord for the purposes of the mutual agreement and this address is set out on the cover page of this Decision.

Agreed Facts

The tenancy under written agreement began on March 1, 2020 for a fixed term to end February 28, 2021. Tenant LT and another person (the “Other Tenant”) are each named as Tenants on the tenancy agreement. Rent of \$1,750.00 is payable on the first day of each month. At the outset of the tenancy the Landlord collected \$875.00 as a security deposit. The Other Tenant has moved out of the unit.

Settlement Agreement

The Parties mutually agree as follows:

- 1. The Tenant will move out of the unit no later than 1:00 p.m. on June 30, 2020;**
- 2. The fixed term tenancy ends on June 30, 2020 with no further rent payable after this date;**
- 3. The Landlord will provide the Tenant with a copy of the tenancy agreement by email at the email address provided by the Tenant as set out on this Decision no later than midnight June 18, 2020; and**
- 4. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Section 63 of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order. Given the mutual agreement reached during the Hearing, I find that the Parties have settled their dispute as recorded above. To give effect to this agreement I grant the Landlord an order of possession effective 1:00 p.m. on June 30, 2020.

Conclusion

The Parties have settled the dispute.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: June 18, 2020

Residential Tenancy Branch