



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 1012267 B.C. LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPL-4M

Introduction

This hearing was convened in response to an application by the Landlord for an order of possession pursuant to section 55 of the *Residential Tenancy Act* (the “Act”).

The Parties were each given full opportunity to be heard, to present evidence and to make submissions. Shortly after the onset of the hearing the parties reached a mutual agreement to settle the matter. 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.

Agreed Facts

The tenancy under a different landlord started on May 1, 2014. Monthly rent of \$1,350.00 is currently payable. At the outset of the tenancy, a \$500.00 security deposit and a \$200.00 pet deposit was collected. On January 31, 2020 the Landlord posted a 4-month notice to end tenancy for landlord’s use (the “Notice”). The Notice sets out an effective date of May 31, 2020. The Tenant did not dispute the Notice.

Settlement Agreement

The Parties mutually agree as follows:

- 1. The effective date of the Notice is corrected to June 30, 2020;**
- 2. The tenancy will end on June 30, 2020 and the Tenant will move out of the unit no later than 1:30 p.m. on June 30, 2020; and**

3. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.

Section 63(1) 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 1:30 p.m. June 30, 2020.

Conclusion

The Parties have settled the dispute.

I grant an Order of Possession to the Landlord effective 1:00 p.m. June 30, 2020. The Tenant must be served with this **Order of Possession**. Should the Tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

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 26, 2020

Residential Tenancy Branch