



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ET, FFL

### Introduction

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

- an order for early termination of a tenancy and order of possession, pursuant to section 56 of the Act; and
- an authorization to recover the filing fee, pursuant to section 72 of the Act.

Both parties attended the hearing and were each given an opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses. The landlord was assisted by advocate SB.

### Settlement

Pursuant to section 63 of the Act, the 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. During the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues listed in this application for dispute resolution:

1. The tenants agree to provide the landlord with vacant possession of the subject rental property by 1:00 P.M. on July 25, 2020;
2. The parties will be respectful and peaceful with each other and the tenants will be careful with the rental unit until the end of the tenancy.

Conclusion

As the parties have reached a settlement, I make no findings about the merits of this application.

To give effect to the settlement reached between the parties and as discussed with them during the hearing, I issue an Order of Possession to the landlord, which is to take effect by 1:00 P.M. on July 25, 2020. If the landlord serves this Order to the tenants and the tenants 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: June 26, 2020

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Residential Tenancy Branch