



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

ET, FFL

Introduction

This hearing was scheduled in response to the Landlords' Application for Dispute Resolution, in which the Landlords applied for an Order of Possession, for an early end to the tenancy, and to recover the fee for filing this Application for Dispute Resolution .

The female Landlord stated that on June 04, 2020 the Dispute Resolution Package and the Landlords' evidence was left in the Tenant's mail box. The Tenant stated that she received these documents on June 11, 2020. As the Tenant acknowledged receipt of the documents, the evidence was accepted as evidence for these proceedings.

In June of 2020 the Tenant submitted evidence to the Residential Tenancy Branch. The Tenant stated that this evidence was emailed to the Landlords sometime In June of 2020. The female Landlord stated that the Tenant's evidence was received on June 23, 2020, they have had sufficient time to consider the evidence, and that they are prepared to proceed with the hearing without the need for an adjournment for the purposes of considering the evidence.

The parties affirmed that they would speak the truth, the whole truth, and nothing but the truth during these proceedings.

Preliminary Matter

The Tenant stated that she has not had the opportunity to read the evidence she received on June 11, 2020 because she is moving. The Tenant requested an adjournment so she can have more time to consider and respond to the Application for Dispute Resolution.

As this hearing relates to an early end to a tenancy, I find it would be unreasonable for me to grant an adjournment without at least considering the nature of the alleged need to end this tenancy early. I also find that the Tenant has had a full two weeks to consider the evidence served to her, which is ample time to consider the matter. I therefore decline her request for an adjournment.

Issue(s) to be Decided

Should this tenancy end early and, if so, should the Landlord be granted an Order of Possession?

Background and Evidence

Prior to discussing any of the merits of this Application for Dispute Resolution, the parties mutually agreed to settle all issues in dispute at these proceedings under the following term:

- The tenancy will end, by mutual agreement, on June 30, 2020.

This settlement agreement was summarized for the parties on at least two occasions and all parties at the hearing clearly indicated that they agreed to settle this dispute under these terms.

The parties acknowledged that they understand they are not required to enter into this agreement and that they understand the agreement was final and binding.

Analysis

All issues in dispute at these proceedings have been settled in accordance with the aforementioned settlement agreement.

Conclusion

On the basis of the settlement agreement, I grant the Landlord an Order of Possession that is effective on June 30, 2020. This Order may be served on the Tenant, filed with 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 *Residential Tenancy Act*.

Dated: June 26, 2020