



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

Introduction

This hearing was convened by way of conference call in response to a Landlord's Application for Dispute Resolution to end the tenancy early and obtain an Order of Possession.

Both parties appeared for the hearing and provided testimony.

Settlement Agreement

During the hearing, a mutual agreement was discussed and the Landlords agreed to withdraw their application to end the tenancy early in pursuit of the following settlement agreement.

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.

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a decision:

- The Landlord will attend the rental unit on July 7, 2020, and the Tenants will pay July rent, in the amount of \$2,500.00.
- The Tenants will pay August rent in the amount of \$2,500.00, on the first of the month, as laid out on the tenancy agreement
- The Tenants will move out of the rental unit by August 31, 2020, and 1pm.

- Should the Tenants fail to pay the amounts agreed to above at the agreed upon times, the Landlords may serve and enforce this order of possession, which will be effective 2 days after it is served on the Tenants.
- The Landlords may also serve and enforce the attached 2 day order of possession, if the Tenants fail to move out of the rental unit by August 31, 2020, at 1pm.
- If the Tenants owe money for rent at the time the tenancy ends, the Landlord may apply for a monetary order for what is owed. However, that will require a separate application.
- These terms comprise the full and final settlement of all aspects of this dispute for both parties.

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.

To give effect to the settlement reached by the parties, I grant the Landlord an Order of Possession effective 2 days after it is served on the Tenants.

Conclusion

The Landlords are granted an order of possession effective **two days after service** on the Tenants. This order must be served on the Tenant. If the Tenants fail to comply with this order the Landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

This Order **must** be read in conjunction with the above settlement agreement and the Landlord **must not** seek to enforce this Order on the Tenants, unless the Tenants fail to meet the conditions of this agreement.

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: July 06, 2020

Residential Tenancy Branch