



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FFL

Introduction

This hearing convened as a result of the Landlord's Application for Dispute Resolution, filed on June 18, 2020, wherein the Landlord requested an early end to tenancy pursuant to section 56 of the *Residential Tenancy Act* (the "Act") and to recover the filing fee.

The hearing of the Landlord's Application was scheduled for 9:30 a.m. on July 14, 2020. Both parties called into the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

Settlement and Conclusion

During the hearing the parties resolved matters by mutual agreement. The terms of their agreement are recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*. As the parties resolved matters by agreement, I make no findings of fact or law with respect to their relative claims.

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.

The terms of their settlement follow.

Settlement and Conclusion

1. The tenancy shall end and the Tenant shall vacate the rental unit by no later than **1:00 p.m. on November 1, 2020.**
2. The Landlord is granted an Order of Possession effective **1:00 p.m. on November 1, 2020.** The Landlord must serve the Order on the Tenant as soon as possible and may if necessary, file and enforce the Order in the B.C. Supreme Court.
3. The parties agreed that although the tenancy agreement provides that rent is payable in the amount of \$1,750.00 per month, rent is payable for the following months as follows:

June 2020	\$1,000.00
July 2020	\$1,750.00
August 2020	\$1,500.00
September 2020	\$1,500.00
October 2020	\$1,500.00

4. Should the Tenant receive a rental subsidy,s as a consequence of the Covid-19 Pandemic, those funds shall be paid to the Landlord and credited towards any rent owing by the Tenant.

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 14, 2020

Residential Tenancy Branch