



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, FFT

### Introduction

This hearing dealt with an Application for Dispute Resolution (the “Application”) that was filed by the Tenant under the *Residential Tenancy Act* (the “Act”), seeking:

- Cancellation of a One Month Notice to End Tenancy for Cause (the “One Month Notice”); and
- Recovery of the filing fee.

The hearing was convened by telephone conference call and was attended by Tenant and the Landlords, all of whom provided parties affirmed testimony. The Landlords acknowledged service of the Notice of Dispute Resolution Proceeding Package, including a copy of the Application and the Notice of Hearing. As a result, the hearing proceeded as scheduled.

### Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised on numerous occasions during the hearing that there is no obligation to resolve the dispute through settlement, but that pursuant to section 63 of the *Act*, I could assist the parties to reach an agreement, which would be documented in my Decision and supporting order.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree the tenancy will end on October 1, 2020, at 11:59 AM (Pacific Time).
2. The Tenant agrees to vacate the rental property by October 1, 2020, at 11:59 AM (Pacific Time).

3. The Tenant agrees to pay September 2020 rent on time and in full by 11:59 PM (Pacific Time) on September 1, 2020, and understands that failure to do so will result in service and enforcement of a 10 Day Notice to End Tenancy for Unpaid Rent and Utilities by the Landlords.
4. The rights and obligations of the parties under the *Act* continue until the tenancy ends in accordance with this agreement.

This settlement agreement was reached in accordance with section 63 of the *Act*.

### Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

In support of the settlement described above, and with the agreement of the parties, I grant the Landlords an Order of Possession, effective October 1, 2020, at 11:59 PM (Pacific Time). Should the Tenant fail to comply with this order, this 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 *Residential Tenancy Act*.

Dated: August 7, 2020

---

Residential Tenancy Branch