



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FFL

Introduction

On July 6, 2020, the Landlord submitted an Application for Dispute Resolution under the *Residential Tenancy Act* ("the Act") for an early end of tenancy and an order of possession for the rental unit.

The matter was set for a conference call hearing. The Landlord and Tenant attended the hearing. At the start of the hearing I introduced myself and the participants. The hearing process was explained. The parties were provided with an opportunity to ask questions about the hearing process. They were provided with the opportunity to present affirmed oral testimony and to make submissions during the hearing.

Settlement Agreement

During the hearing, the parties agreed to settle this dispute, on the following conditions:

1. The parties agreed that the tenancy will end on **August 15, 2020**.
2. The parties agreed that the Landlord is granted an order of possession effective **August 15, 2020, at 1:00 p.m.** The Landlord may only serve the Tenant with the order of possession if the Tenant fails to vacate the rental unit on August 15, 2020.
3. The Landlord withdraws the application for an early end of tenancy in its entirety as part of this mutually settled agreement.
4. The parties agree to treat each other with respect for the remainder of the tenancy.

This settlement agreement was reached in accordance with section 63 of the *Act*. I make no finding of wrongdoing or breach of the Act on the part of the Landlord or Tenant.

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision.

Conclusion

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

The Landlord has been granted an order of possession effective August 15, 2020, at 1:00 p.m. For enforcement, this order must be served on the Tenant and may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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 11, 2020

Residential Tenancy Branch