



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

Introduction

This hearing dealt with an Application for Dispute Resolution (the Application) that was filed by the Landlords under the Residential Tenancy Act (the Act) seeking an early end to the tenancy under section 56 of the Act.

The hearing was convened by telephone conference call and was attended by Landlords, the Tenant and the Tenant's advocate. All parties provided affirmed testimony.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised on several 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 any supporting orders.

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

1. The parties agree the tenancy will end on or before September 30, 2020, at 1:00 P.M. and the Tenant agrees to vacate the rental by this date and time.
2. The Landlords agree to waive all outstanding rent up to and including September 2020, and not to pursue compensation from the Tenant for damage to the rental unit which they are already aware exists at the time of the hearing, including damage to the sliding glass door and the garage door.
3. The Tenant agrees that the Landlords may retain their \$200.00 security deposit.
4. The rights and obligations of the parties under the Act continue until the tenancy ends.

5. The Landlords withdraw their Application in full as part of this mutually agreed settlement.

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 September 30, 2020, at 1:00 P.M., after service on the Tenant. 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: September 15, 2020

Residential Tenancy Branch