



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Rose Hotels Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Codes**      **ET, FFL**

### **Introduction**

This expedited hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- An order for an early termination of tenancy and an Order of Possession for an immediate and severe risk pursuant to section 56; and
- Authorization to recover the filing fee for this application from the tenant pursuant to section 72.

The landlord was represented at the hearing by counsel, TC. The tenant attended the hearing with an advocate, DA. Neither party raised issues with service of documents before the hearing commenced.

### **Settlement Reached**

At the commencement of the hearing, counsel for the landlord advised me that the parties had reached terms of a settlement before the hearing began. Agreements have been signed and were in the process of being sent. The parties were agreeable to recording the end of tenancy by means of a settlement agreement with the arbitrator. Pursuant to section 63 of the Act, the settlement was recorded as follows:

1. This tenancy will end at 1:00 p.m. on October 31, 2020 by which time the tenant and any other occupant will have vacated the rental unit.
2. The rights and obligations of the parties under the *Act* continue until the tenancy ends.

Both parties understood and agreed to the above terms, free of any duress or coercion. Both parties understood and agreed that the above terms are legal, final, binding and enforceable, which settle all aspects of this dispute.

Conclusion

To give effect to the settlement reached between the parties and as discussed at the hearing, I issue an Order of Possession to the landlord. The landlord is to serve this Order of Possession upon the tenant immediately and enforce it as early as 1:00 p.m. on October 31, 2020, should the landlord be required to do so.

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: October 08, 2020

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Residential Tenancy Branch