



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### **Dispute Codes:**

ET AND FFL

### **Introduction**

This hearing was convened in response to the Landlord's Application for Dispute Resolution, in which the Landlord applied for an Order of Possession, for an early end to the tenancy, and to recover the fee for filing this Application for Dispute Resolution.

The Landlord stated that on September 10, 2020 the Dispute Resolution and evidence the Landlord submitted to the Residential Tenancy Branch was posted on the Tenant's door. The Tenant stated that she received the aforementioned documents, with the exception of any documents related to the RCMP file numbers provided by the Landlord. The Landlord stated that he did not submit any documents relating to the RCMP file numbers he cited. I find that the Tenant was served with the evidence submitted to the Residential Tenancy Branch by the Landlord, and it was accepted as evidence for these proceedings.

On October 11, 2020 the Tenant submitted evidence to the Residential Tenancy Branch. The Tenant stated that this evidence was posted on the Landlord's door on October 09, 2020. The Landlord acknowledged receiving this evidence. The Landlord stated that he had sufficient time to consider the evidence and it was accepted as evidence for these proceedings.

The Landlord and the Tenant each affirmed that they would speak the truth, the whole truth, and nothing but the truth at these proceedings.

### Issue(s) to be Decided

Should this tenancy end early and, if so, should the Landlord be granted an Order of Possession?

### Background and Evidence

After some discussion about issues relating to the tenancy, the Landlord and the Tenant mutually agreed to settle all issues in dispute at these proceedings under the following terms:

- The tenancy will end, by mutual agreement, on November 15, 2020;
- The Tenant will not be penalized if the rental unit is left reasonably clean at the end of the tenancy;
- There will be no requirement to have the unit professionally cleaned at the end of the tenancy;
- The Tenant will be reasonably quiet for the remainder of the tenancy;
- The Tenant will not smoke any substance on the residential property for the remainder of the tenancy;
- The Tenant will pay \$1,030.00 in rent for November of 2020;
- The Tenant will purchase a space heater and leave it in the rental unit at the end of the tenancy.

The terms of this settlement agreement were summarized for the parties on at least two occasions. Each party clearly indicated that they agreed to settle this dispute under these terms.

The parties each acknowledged that they understand they were not required to enter into this agreement and that they understood the agreement was final and binding.

### Analysis

All issues in dispute at these proceedings have been settled in accordance with the aforementioned terms.

### Conclusion

On the basis of this settlement agreement, I grant the Landlord an Order of Possession that is effective on November 15, 2020. This Order may be served on the Tenant, filed with the Supreme Court of British Columbia, and enforced as an Order of that Court.

This settlement agreement is recorded, and the Order of Possession is granted, 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 15, 2020

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Residential Tenancy Branch