



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FFL

Introduction

Pursuant to section 58 of the Residential Tenancy Act (the Act), I was designated to hear an application regarding the above-noted tenancy. The landlord applied for:

- an order for early termination of a tenancy, pursuant to section 56 of the Act;
- an authorization to recover the filing fee for this application, pursuant to section 72 of the Act.

Both parties attended the hearing. All were given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses. Witnesses for the landlord BC, KA and CM attended.

Settlement

Pursuant to section 63 of the Act, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute regarding this application only.

Both parties agreed to the following final and binding settlement of all issues listed in this application for dispute resolution:

- The tenants agree to provide the landlord with vacant possession of the subject rental property by 1:00 P.M. on November 15, 2020.
- The tenants will do their laundry no more than three (3) days per week, maximum of one (1) load per day.
- The tenants will be quiet between 10:00 P.M. and 8:00 A.M.
- The parties will be peaceful and respectful with each other until the end of the tenancy.

- The tenants are liable for any damage they cause to the rental unit due to inadequate usage of the unit, including usage of the laundry.
- The landlord can deduct \$50.00 from the security deposit for the recovery of the filing fee for this application.
- By October 29, 2020 the tenants will pay November's rent in the amount of \$375.00 in cash delivered to CM. The landlord will shred the cheque that she has from the tenants for November's rent.

Conclusion

As the parties have reached a settlement, I make no factual findings about the merits of this application.

To give effect to the settlement reached between the parties and as discussed with them during the hearing, pursuant to section 63(2) of the Act, I issue an order of possession to the landlord, which is to take effect by 1:00 P.M. on November 15, 2020. The landlord is provided with this order in the above terms and must serve it on the tenants as soon as possible in accordance with the Act. If the tenant fails to comply with this Order, this order may be filed and enforced as an order of the Supreme Court of British Columbia.

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 29, 2020

Residential Tenancy Branch