



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

Introduction

This hearing convened as a result of a Landlords' Application for Dispute Resolution, filed on November 5, 2020, wherein the Landlords sought an early end to tenancy pursuant to section 56 of the *Act*.

The hearing of the Landlord's Application was scheduled for 11:00 a.m. on November 26, 2020. Both parties called into the hearing and were provided the opportunity to present their evidence orally and in written and documentary form and to make submissions to me.

Settlement and Conclusion

During the hearing the parties resolved matters by mutual agreement. The terms of their agreement are recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*. As the parties resolved matters by agreement, I make no findings of fact or law with respect to their relative claims.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

The terms of their settlement follow.

1. The tenancy shall end and the Tenants shall vacate the rental unit by no later than **1:00 p.m. on December 15, 2020.**

2. The Landlords are granted an Order of Possession effective **1:00 p.m. on December 15, 2020**. The Landlords must serve the Order on the Tenants as soon as possible and may if necessary, file and enforce the Order in the B.C. Supreme Court.
3. The Landlords shall enter the rental unit at 1:00 p.m. on November 30, 2020 for the purposes of an inspection. The Landlords may attend with their plumber for the purposes of addressing any emergency repairs. At all times the Landlords, the Tenants, and the plumber shall wear protective masks and maintain social distancing.
4. The hearing on January 22, 2021 is cancelled by consent of the parties. The file number for that matter is included on the unpublished cover page of this my Decision.

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: November 26, 2020

Residential Tenancy Branch