



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

Introduction

This hearing was convened in response to an application by the Landlord for an early end to the tenancy and an order of possession pursuant to section 56 of the *Residential Tenancy Act* (the “Act”).

Both Parties attended the conference call hearing. During the Hearing the Parties reached a settlement agreement. 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.

Background and Evidence

The Tenant moved into a room in basement unit on September 1, 2019. The Parties had an oral agreement for the Tenant to pay \$200.00 monthly or for the Tenant to pay the monthly costs of heat and hydro for the occupation of the room. On September 28, 2020 the Landlord served the Tenant with a one month notice to end tenancy for cause (the “Notice”). The Tenant did not dispute the Notice. The Tenant wants to move out of the unit but needs more time.

Settlement Agreement

The Parties mutually agree as follows:

- 1. The tenancy will end at 1:00 p.m. on December 31, 2020;**

- 2. The Tenant will move out of the unit no later than 1:00 p.m. on December 31, 2020 and the Landlord will accept short notice if the Tenant moves out earlier; and**
- 3. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Section 63 of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order. Given the mutual agreement reached during the hearing, I find that the Parties have settled their dispute as recorded above. To give effect to this agreement I grant the Landlord an order of possession effective 1:00 p.m. on December 31, 2020.

Conclusion

The Parties have settled the dispute.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: December 03, 2020

Residential Tenancy Branch