



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, LRE, LAT, OLC

### Introduction

This hearing was convened in response to an application by the Tenant pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order cancelling a notice to end tenancy - Section 47
2. An Order restricting the Landlord’s entry - Section 70;
3. An Order authorizing a lock change - Section 70; and
4. An Order for the Landlord’s compliance - Section 62.

Both Parties attended the conference call hearing. At the onset, the Tenant stated that it had already found another unit to rent for March 1, 2021. The Parties then agreed to settle the matter of the claim for an order cancelling the notice to end tenancy. 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.

### Settlement Agreement

**The Parties mutually agree as follows:**

- 1. The tenancy will end 1:00 p.m. on March 1, 2021; and**
- 2. 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 over the claim to cancel the notice to end tenancy as recorded above. In order to give effect to this agreement I grant the Landlord an order of possession effective 1:00 p.m. March 1, 2021. As the tenancy is ended and as the remaining claims are only relevant to an ongoing tenancy, I dismiss these claims.

### Conclusion

The Parties have settled the dispute over the claim to cancel the notice to end tenancy. The remaining claims of the Tenant are dismissed.

**I grant** an Order of Possession to the Landlord effective 1:00 p.m. on March 1, 2021. The Tenant must be served with this **Order of Possession**. Should the Tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

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: February 18, 2021

---

Residential Tenancy Branch