



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FF

Introduction

This hearing was convened as the result of the landlord's application for dispute resolution under the Residential Tenancy Act (Act). The landlord applied for:

- an order ending the tenancy earlier than the tenancy would end if a notice to end the tenancy were given under section 47 of the Act; and
- to recover the cost of the filing fee.

The landlord and the listed tenant attended the hearing, they were affirmed, and hearing instructions were provided.

Prior to considering the merits of the landlord's application, a mediated discussion occurred.

Thereafter, the parties agreed to resolve their differences and that I would record their settlement.

Settlement and Conclusion

The parties confirmed 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 the settlement are as follows.

- 1. The tenant agrees to vacate the rental unit by 1:00 p.m. Pacific Time on March 31, 2021, the date the tenancy ends.**
- 2. The landlord is granted an order of possession of the rental unit effective at 1:00 p.m. on March 31, 2021. This Order must be served on the tenants to**

be enforceable and may be enforced in the Supreme Court of British Columbia.

- 3. The parties acknowledge their understanding that this settled Decision resolves the matters contained in the landlord's application and that no finding is made on the merits of the said application for dispute resolution.**

I order the parties to comply with their agreement.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this settled agreement, the tenancy agreement, or the Act, it is open to the other party to take steps under the Act to seek remedy.

The tenants are cautioned that should enforcement become necessary, the costs of enforcement, **such as bailiff fees**, are subject to recovery from the tenants.

All rights and obligations of the parties under the tenancy agreement and Act will continue until the tenancy is ended in accordance with the Act.

This decision containing the recorded settlement of the parties 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: March 19, 2021

Residential Tenancy Branch