



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNL

### Introduction

On February 3, 2021, the Tenants submitted an Application for Dispute Resolution under the *Residential Tenancy Act* (“the Act”) seeking to cancel a Two Month Notice to End Tenancy for Landlord Use of Property dated January 16, 2021 (“the Two Month Notice”).

The matter was set for a conference call hearing. The Landlord and the Tenants appeared at the hearing. The Landlord was assisted by legal counsel.

### Settlement Agreement

At the start of the hearing, the parties agreed to settle this dispute, on the following conditions:

1. The Tenants agreed to accept the Two Month Notice and to withdraw the application to dispute the Notice.
2. The parties agreed that the tenancy will end on **May 31, 2021**.
3. The parties agreed that the Landlord is granted an order of possession effective **May 31, 2021, at 1:00 p.m.** For enforcement, the Landlord must serve the Tenants with the order of possession.
4. The parties agree that the Tenants are not required to pay the rent due under the tenancy agreement for May 2021 in satisfaction of the compensation they are entitled to with respect to the Two Month Notice.

This settlement agreement was reached in accordance with section 63 of the *Act*. The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The Landlord has been granted an order of possession effective at 1:00 p.m. on May 31, 2021. This order must be served on the Tenant and may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: May 03, 2021

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Residential Tenancy Branch