



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FFL

Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the "**Act**") for:

- an early end to this tenancy and an Order of Possession pursuant to section 56;
- authorization to recover the filing fee for this application from the tenant pursuant to section 72.

The tenant attended the hearing. His "boss" ("**CH**") attended the hearing for moral support. The landlord was represented at the hearing by its property manager ("**ES**"). All were given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

The landlord's application provided only the street address of the rental unit and omitted the unit number. The tenancy agreement submitted into evidence by the landlord included the unit number (listed on the cover of this decision). The parties agreed that the unit number listed on the tenancy agreement is the unit number of the rental unit. Accordingly, and with the consent of the parties, I amend the application to include the unit number of the rental unit in the listed address of the rental unit.

Settlement

Pursuant to section 63 of the Act, an arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues currently under dispute:

1. The tenant will vacate the rental unit on or before August 15, 2021 at 1:00 pm.
2. The tenant will not invite or permit AB (full name on cover of this decision) onto the residential property.
3. The tenant will provide the landlord with the identification number of the keyfob he currently possesses on or before July 8, 2021 at 10:00 am.

4. The landlord may deactivate the tenant's second keyfob (that is, the tenant's keyfob whose identification number he does not provided to the landlord).

These particulars comprise the full and final settlement of all aspects of this dispute. The parties gave verbal affirmation at the hearing that they understood and agreed to the above terms as legal, final, and binding, which settle all aspects of this dispute between them.

Conclusion

As the parties have reached a settlement, I make no factual findings about the merits of this application.

To give effect to the settlement reached between the parties, and as discussed at the hearing, I issue the attached order of possession which orders that the tenant provide vacant possession of the rental unit to the landlord by 1:00 pm on August 15, 2021.

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: July 6, 2021

Residential Tenancy Branch