



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, OLC, LRE, LAT

### 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 for the Landlord’s compliance - Section 62;
3. An Order restricting the Landlord’s entry - Section 70;
4. An Order allowing a lock change - Section 70.

The Landlords attended the hearing through the conference call line. The Tenant was unable to connect through the conference call line and therefore attended the hearing by phone to the Tenant’s support person who attended through the conference call line. The Parties confirm that the Tenant’s application contained an error in the Tenant’s name and that the correct name of the Tenant is as set out in the style of cause on this Decision. During the hearing the Parties reached a mutual agreement. The Parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that they understood the nature of the full and final settlement of these matters.

### Agreed Facts

The tenancy started in 2011. Rent of \$575.00 is payable on the first day of each month. At the outset of the tenancy, the Landlord collected a security deposit of \$287.50 and a pet deposit of \$40.00.

Settlement Agreement

**The Parties mutually agree as follows:**

- 1. The tenancy will end at 1:00 p.m. on October 31, 2021; and**
- 2. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Section 63(2) 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 as recorded above.

Conclusion

The Parties have settled the dispute.

**I grant** an Order of Possession to the Landlord effective at 1:00 p.m. on October 31, 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: August 19, 2021

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Residential Tenancy Branch