



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Phoenix Homes and [tenant
name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNRL, MNDCL, FFL

Introduction

On June 9, 2021 the Landlord submitted an Application for Dispute Resolution (the “Application”), seeking relief pursuant to the *Residential Tenancy Act* (the “Act”) for the following:

- a monetary order for unpaid rent or utilities;
- a monetary order for damage or compensation;
- an order of possession for unpaid rent; and
- an order granting recovery of the filing fee.

The Landlord’s Agents A.T., S.M., the Tenants C.R., and J.M. attended the hearing at the appointed date and time. 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 on several occasions 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.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the tenancy will end on **October 31, 2021 at 11:59 PM.**
2. The Landlord is granted an order of possession effective **October 31, 2021 at 11:59 PM.** The Landlord must serve the Tenants with the order of possession.
3. The Landlord agreed not to pursue the monetary compensation claims set out in this Application and withdraws the monetary claims without leave to reapply.

This settlement agreement was reached in accordance with section 63 of the *Act*.

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 **October 31, 2021 at 11:59 PM..** This order must be served on the Tenants and 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 *Residential Tenancy Act*.

Dated: October 07, 2021

Residential Tenancy Branch