



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC RP

Introduction

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

- an order that the landlords make repairs to the rental unit pursuant to section 32; and
- the cancellation of the One Month Notice to End Tenancy for Cause (the "**Notice**") pursuant to section 47.

Tenant CC attended the hearing. She was assisted by a legal advocate. Landlord LE and CE attended the hearing. Corporate landlord JC was represented by an agent.

Preliminary Issue

Applicant DC is tenant CC's two-year-old child. He is not a signatory to the tenancy agreement. DC is not properly named as a tenant or applicant on this applicant. As such, and with the consent of the parties, I order that he be removed as a party from this dispute.

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.

All 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 November 30, 2021 at 1:00 pm.

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 November 30, 2021

The parties are reminded of their obligations under the Act and must comply with the Act until the end of the tenancy (November 30, 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: October 25, 2021

Residential Tenancy Branch