



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Fibro Holdings Ltd
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNL, OLC, LRE, PSF, LAT, AAT, FF

Introduction

This hearing was convened as the result of the tenant's application for dispute resolution seeking remedy under the Residential Tenancy Act (Act). The tenant applied for:

- an order cancelling the Four Month Notice to End Tenancy for Demolition, Renovation, Repair or Conversion of Rental Unit (Notice) issued by the landlord;
- an order requiring the landlord to comply with the Act, regulations, or tenancy agreement;
- an order suspending or setting conditions on the landlord's right to enter the rental unit;
- an order requiring the landlord to provide for services or facilities required by the tenancy agreement or the Act;
- authorization to change the locks to the rental unit;
- an order requiring the landlord to allow access to the rental unit for the tenant and his guests; and
- to recover the cost of the filing fee.

The tenant and the landlords/owners attended the hearing and hearing instructions were provided. The parties were affirmed for the hearing and all parties were informed prior to the hearing that recordings were not allowed.

Pursuant to the Residential Tenancy Branch Rules of Procedure (Rules), the landlords proceeded first in the hearing to support their Notice. After taking testimony during the hearing, the parties agreed to a mediated discussion.

Thereafter, the parties agreed to resolve their differences and that I would record their settlement.

Settlement and Conclusion

The parties confirmed that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of these matters. The terms of the settlement are as follows.

1. The tenant agrees that the tenancy will end on or before **1:00 p.m., March 31, 2022.**
2. The tenant agrees to vacate the rental unit, by **1:00 p.m. on March 31, 2022.**
3. The tenant agrees that the landlord will be issued an **order of possession** (Order) for the rental unit, based upon the settled agreement, effective at **1:00 p.m., on March 31, 2022.**
4. Should it become necessary, this Order must be served on the tenant to be enforceable and may be enforced in the Supreme Court of British Columbia.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this settled agreement, the tenancy agreement, or the Act, it is open to the other party to take steps under the Act to seek remedy.

The tenant is cautioned that should enforcement of the Order become necessary, the costs of enforcement, **such as bailiff fees**, are subject to recovery from the tenant.

I order the parties to comply with their agreement.

As I made no findings on the merits of the matter, I do not grant the tenant recovery of the filing fee.

This decision containing the recorded settlement 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: February 14, 2022