Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MAINSTREET EQUITY CORP.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes   OPC, FFL

Introduction

Pursuant to section 58 of the *Residential Tenancy Act* (the Act), I was designated to hear an application regarding a tenancy. In this application for dispute resolution, the Landlord applied on February 9, 2022 for:

- an order of possession, having served a One Month Notice to End Tenancy for Cause, dated December 22, 2021; and
- the filing fee.

Settlement

Pursuant to section 63 of the Act, if the parties settle their dispute during the dispute resolution proceeding, the settlement may be recorded in the form of a decision or an order. During the hearing, the parties reached a resolution, and the Tenant will vacate the rental unit. Both parties agreed to the following binding settlement terms:

1) The tenancy ends on June 30, 2022.

2) The Tenant will provide vacant possession to the Landlord by 1:00 p.m. on June 30, 2022.

3) The Landlord may keep the security deposit of $587.50.

4) The Tenant will pay rent for June 2022, as required by the Act and the tenancy agreement.

Both parties testified at the hearing that they understood and agreed to the above terms, free of any duress or coercion. Both parties testified that they understood and

agreed that the above terms will settle all aspects of this dispute. As the parties resolved matters by agreement, I make no findings of fact or law with respect to the Landlord's application before me.

In support of the above agreement, I grant the Landlord an order of possession effective 1:00 p.m. on June 30, 2022.

As the parties resolved their dispute via a settlement, I decline to award the Landlord the filing fee.

Conclusion

The parties reached a settlement; the tenancy will end at 1:00 p.m. on June 30, 2022.

The Landlord is granted an order of possession which will be effective at 1:00 p.m. on June 30, 2022.

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: May 17, 2022

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Residential Tenancy Branch