



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

Page: 1

A matter regarding PACIFIC COVE ISLAND PROPERTIES
LTD. and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNE CNR

Introduction

The tenant made two applications for dispute resolution seeking to cancel two notices to end tenancy under sections 46 and 48 of the *Residential Tenancy Act* ("Act").

Attending the dispute resolution hearing were the tenant and a representative for the landlord.

Preliminary Issue

At the start of the hearing, I asked the tenant whether she currently resided in the rental unit. She said that she was intending to move out next week. I explained that if this was her intention, and if she did not wish to dispute the two notices to end tenancy, I could decide that the tenancy ends, and the landlord would be given an order of possession.

The landlord's representative requested that the order of possession contain the usual two-day effective notice period. The tenant stated that it was her intention to move out on the 28th of June, leaving enough time for a move out inspection.

The landlord also seeks \$2,700.00 for unpaid rent from May and June 2022. I explained to the tenant that if she did not dispute this amount then I would not need to hear from the landlord. Alternatively, if the tenant preferred to dispute the amount, then I would hear from the landlord and then from her. The tenant stated she did not dispute the amount and that she would arrange for payment after these proceedings. While the parties are at liberty to arrange payment outside the court process, the monetary order is enforceable in the Provincial Court of British Columbia (Small Claims Court).

The outcome of these applications is essentially that of a settlement between the parties, pursuant to section 63 of the Act, and it shall be recorded as such.

Conclusion

IT IS HEREBY ORDERED that:

1. The tenant shall vacate the rental unit by 1:00 PM on June 28, 2022.
2. The landlord be granted an order of possession, which shall be effective two days from the date of service (bearing in mind any deemed service provisions under section 90 of the Act).
3. The landlord be granted a monetary order for \$2,700.00.

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: June 23, 2022

Residential Tenancy Branch