



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET FFL

Introduction

This hearing dealt with an application by the landlord under the *Residential Tenancy Act* (the *Act*) for the following:

- Authorization to recover the filing fee for this application pursuant to section 72.
- An order of possession pursuant to section 56.

Both parties attended and had opportunity to provide affirmed testimony, present evidence and make submissions. The hearing process was explained.

Delivery of Decision

Each party confirmed their email address to which a copy of the Decision will be sent.

Settlement

Before the conclusion of this 55-minute hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise, and achieved a resolution of their dispute.

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties do so during the dispute resolution proceedings, the settlement may be recorded in the form of a Decision or Order(s).

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a

Decision:

1. The tenancy between the parties will end at 1:00 PM on December 31, 2022, by which time the tenant and any other occupants will return vacant possession of the rental unit to the landlord.
2. The tenant may move out earlier upon provision of one month's written notice to the landlord.
3. The tenant acknowledged the unit is for sale. If a buyer submits a written request to the landlord to end the tenancy before taking possession of the property, then the landlord may give the tenant a Two Month Notice to End Tenancy for Landlord's Use of Property in accordance with the Act, on the provision that the term of the notice shall be increased to three months.
4. The parties acknowledged the tenant owns the dishwasher in the unit.
5. The tenant shall provide the landlord with a security deposit in the amount of \$1,775.00 by 5:00 PM on June 30, 2022.
6. All notices may be served by email at the addresses customarily used by the parties.

Should either party violate the terms of this agreement, the tenancy agreement, or the *Act*, it is open to the other party to take steps under the *Act* for an appropriate remedy.

In support of this settlement and with the agreement of both parties, I grant the landlord the following:

1. Order of Possession effective 1:00 PM on June 1, 2022

The Order(s) must be read in conjunction with the above settlement agreement and **the landlord must not seek to enforce the Order of Possession** on the tenant unless the tenant fails to meet the conditions of this agreement.

Should the parties fail to comply with these Order(s) s, the Order(s) s may be filed and enforced as an Order(s) of the Courts of British Columbia.

This settlement agreement was reached in accordance with section 63 of the *Act*. Each party stated they understood and agreed to the terms of this settlement. The settlement was fully discussed by the parties in the hearing. The parties testified they understood and agreed the above terms are final, binding, and enforceable, and settle all aspects of this application.

The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the *Act*.

Based on the above, I find that all matters between these parties raised in this application are resolved pursuant to the above agreed terms.

Conclusion

The Application for Dispute Resolution for settled on the above terms of settlement.

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: June 24, 2022

Residential Tenancy Branch