



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes Application submitted on March 07, 2022: CNC, RP, FFT
Application submitted on May 13, 2022: CNL, FFT

Introduction

Pursuant to section 58 of the Residential Tenancy Act (the Act), I was designated to hear an application regarding the above-noted tenancy. The tenant applied on March 07, 2022 for:

- cancellation of the One Month Notice to End Tenancy for Cause (the one month Notice), issued pursuant to section 47;
- an order requiring the landlord to carry out repairs, pursuant to section 32; and
- an authorization to recover the filing fee for this application, under section 72.

The tenant applied on May 13, 2022 for:

- cancellation of the Two Month Notice to End Tenancy for Landlord's Use (the two month Notice), issued pursuant to section 49; and
- an authorization to recover the filing fee for this application, under section 72.

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.

Both parties agreed to the following final and binding settlement of all issues listed in these applications for dispute resolution:

1. The tenant agrees to give vacant possession of the rental unit to the landlord on September 30, 2022 at 1:00 P.M because of the one month notice to end tenancy dated February 28, 2022.

2. The tenant will put bark collars on her dogs whenever she is not at home and the tenant will educate her dogs for them not to bark excessively.
3. The tenant will pay monthly rent of \$1,924.69 on July, August and September 01, 2022.

After the teleconference hearing ended the person using the phone number ***7771 did not disconnect from the hearing. I asked the person to disconnect, and the person did not disconnect. I disconnected the phone number.

Conclusion

As the parties have reached a settlement, I make no factual findings about the merits of these applications.

To give effect to the settlement reached between the parties and as discussed with them during the hearing, pursuant to section 63(2) of the Act, I issue an order of possession to the landlord, which is to take effect on September 30, 2022 at 1:00 P.M. The landlord is provided with this order in the above terms and must serve it on the tenant in accordance with the Act. If the tenant fails to comply with this Order, this order may be filed and enforced as an order of the Supreme Court of British Columbia.

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 22, 2022

Residential Tenancy Branch