



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Multiple Realty Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNL, RP, FFT

Introduction and Settlement

Pursuant to section 58 of the *Residential Tenancy Act* (the Act), I was designated to hear an application regarding a residential tenancy dispute. The tenant applied on May 19, 2022 for:

- an order to cancel a Two Month Notice to End Tenancy for Landlord's Use of Property, dated May 9, 2022;
- an order for repairs made to the unit, having contacted the Landlord in writing; and
- the filing fee.

Pursuant to section 63 of the Act, the 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.

I advised the parties there is no obligation to resolve the dispute through settlement and that if either party did not wish to resolve this matter through settlement, I would hear testimony and make a decision based on the evidence before me. The parties were able to turn their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following binding settlement terms:

- 1) The tenant will deliver full and peaceable vacant possession of the rental unit to the landlord by 1:00 p.m. on July 31, 2022.
- 2) This is a final resolution of the tenant's claims in this dispute.

Both parties testified at the hearing that they understood and agreed to the above terms, free of any duress or coercion. As the parties resolved matters by agreement, I make no findings of fact or law with respect to the tenant's application before me.

In support of the settlement terms, I grant the landlord an order of possession effective July 31, 2022 at 1:00 p.m.

Conclusion

The landlord is granted an order of possession effective July 31, 2022 at 1:00 p.m.

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: July 25, 2022

Residential Tenancy Branch