



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord filed under the *Residential Tenancy Act* (the “Act”) to end the tenancy early and obtain an order of possession, and to recover the cost of the filing fee.

This matter commenced on July 8, 2022 as the landlord did not attend the hearing their application was dismissed.

On July 11, 2022 the landlord filed an Application for Review Consideration which was granted on July 14, 2022 on the basis that the landlord was unable to attend the hearing. The original decision was suspended until the outcome of this new hearing.

Both parties appeared.

During the hearing the parties agreed to settle these matters, on the following conditions:

1. The parties agreed that the tenant will vacate the rental unit no later than July 31, 2022, at 1:00 PM; and
2. The parties agreed that the move-out inspection is scheduled to be conducted on July 31, 2022, at 1:00 PM. Since this is a high conflict tenancy both parties are entitled to appoint an agent to conduct the move-out condition inspection on their behalf.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

As a result of the above settlement, the landlord is granted an order of possession.

Since I have granted the landlord an order of possession. I find it appropriate to cancel the original decision of July 8, 2022, and it is replaced with this Decision and Order.

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 26, 2022

Residential Tenancy Branch