



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding GRAPPA INVESTMENT CORPORATION
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC

Introduction

This hearing was convened as a result of the Tenant's application under the *Residential Tenancy Act* (the "Act") to cancel a One Month Notice to End Tenancy for Cause dated July 5, 2022 pursuant to section 47.

The Landlord's agent KH and the Tenant attended this hearing. They were each given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses. The Tenant was represented by an advocate, CK. The Landlord called one witness, JM.

Preliminary Matter – Naming of Parties

This application initially listed KH as a second landlord and respondent. KH testified she is the Landlord's property manager. Based on the parties' evidence, I have removed KH as a party to this application.

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.

The parties agreed to the following final and binding settlement of the issues under dispute in this application:

1. The Tenant and any other occupant will vacate the rental unit by 9:00 pm on December 31, 2022.

The parties gave verbal affirmation at the hearing that they understood and agreed to the above settlement as legal, final and binding, which settle the issues raised on this application only.

Conclusion

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

To give effect to the settlement reached between the parties and as discussed at the hearing, I grant the Landlord an Order of Possession which orders that the Tenant provide vacant possession of the rental unit to the Landlord by 9:00 pm on December 31, 2022. This Order may be served upon the Tenant, filed with the Supreme Court of British Columbia, and enforced as an Order of that Court.

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: September 06, 2022

Residential Tenancy Branch