



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPC, FFL, CNC-MT

### Introduction and Preliminary Matters

This hearing dealt with cross-applications filed by the parties. On June 2, 2022, the Landlord made an Application for Dispute Resolution seeking an Order of Possession based on a One Month Notice to End Tenancy for Cause (the “Notice”) pursuant to Section 47 of the *Residential Tenancy Act* (the “Act”) and seeking to recover the filing fee pursuant to Section 72 of the *Act*.

On June 27, 2022, the Tenant made an Application for Dispute Resolution seeking to cancel the Notice pursuant to Section 47 of the *Act* and seeking more time to cancel the Notice pursuant to Section 66 of the *Act*.

The Landlord attended the hearing. The Tenant attended the hearing as well, with J.K. attending as an advocate for the Tenant. At the outset of the hearing, I explained to the parties that as the hearing was a teleconference, none of the parties could see each other, so to ensure an efficient, respectful hearing, this would rely on each party taking a turn to have their say. As such, when one party is talking, I asked that the other party not interrupt or respond unless prompted by myself. Furthermore, if a party had an issue with what had been said, they were advised to make a note of it and when it was their turn, they would have an opportunity to address these concerns. The parties were also informed that recording of the hearing was prohibited, and they were reminded to refrain from doing so. As well, all parties in attendance provided a solemn affirmation.

Service of documents was discussed, and submissions were made with respect to the Tenant’s request for more time to dispute the Notice. However, the parties turned their minds to reaching a full and final settlement agreement. The parties were able to reach

an agreement and I have recorded the terms of agreement by way of this Decision, the Order of Possession, and the conditional Monetary Orders that accompany it.

### Settlement Agreement

The parties raised the possibility of settlement pursuant to Section 63(1) of the *Act* which allows an Arbitrator to assist the parties to settle the dispute. I explained to the parties that settlement discussions are voluntary, that if they chose not to discuss settlement I would make a final and binding Decision on the matter, and that if they chose to discuss settlement and did not come to an agreement, that I would make a final and binding Decision on the matter.

I advised the parties that if they did come to an agreement, I would write out this agreement in my written Decision and make any necessary Orders. I also explained that the written Decision would become a final and legally binding agreement. The parties did not have questions about discussing a settlement when asked.

The parties reached the following full and final settlement agreement during the hearing:

1. The One Month Notice to End Tenancy for Cause of April 24, 2022 is cancelled and of no force or effect.
2. The Tenant will maintain possession of the rental unit until **November 30, 2022 at 1:00 PM.**
3. The Tenant must give up vacant possession of the rental unit on **November 30, 2022 at 1:00 PM.** An Order of Possession will be awarded to the Landlord for this date.
4. The Tenant must pay to the Landlord the sum of **\$952.00**, on November 1, 2022, for November 2022 rent.
5. Should the Tenant not comply with condition four of this settlement, a conditional Monetary Order will be awarded to the Landlord in this amount.
6. The parties agreed that fulfilment of these conditions would amount to full and complete satisfaction of these disputes.

This settlement agreement was reached in accordance with Section 63 of the *Act*. The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that they understood the binding nature of this full and final

settlement of these disputes.

### Conclusion

The parties reached a full and final settlement agreement in resolution of their disputes. I have recorded the terms of settlement in this Decision, and in recognition of the settlement agreement, I hereby Order that the One Month Notice to End Tenancy for Cause of April 24, 2022 to be cancelled and of no force or effect.

The Landlord is provided with a formal copy of an Order of Possession effective at **1:00 PM on November 30, 2022 after service of this Order** on the Tenant. Should the Tenant or any occupant on the premises fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia. This Order will not be enforceable should the Tenant pay this amount to the Landlord.

The Landlord is also provided with a conditional Monetary Order in the amount of **\$952.00** to serve and enforce upon the Tenant, if necessary. The Order must be served on the Tenant by the Landlord. Should the Tenant fail to comply with this Order, this Order may be filed in the Small Claims Division of the Provincial Court 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: October 14, 2022

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Residential Tenancy Branch