



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ET

### Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution filed by the Landlords August 29, 2022 (the “Application”). The Landlords applied for an order ending the tenancy early pursuant to section 56 of the *Residential Tenancy Act* (the “Act”).

The Landlords and Tenant appeared at the hearing. I explained the hearing process to the parties. I told the parties they are not allowed to record the hearing pursuant to the Rules of Procedure (the “Rules”). The parties provided affirmed testimony.

The Landlords submitted evidence prior to the hearing. The Tenant did not submit evidence. I confirmed service of the hearing package and Landlords’ evidence and the Tenant confirmed receipt of these.

The parties agreed there is a tenancy agreement between them.

During the hearing, I 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 the following to the parties. Settlement discussions are voluntary meaning there is no obligation to discuss settlement or come to an agreement. If they came to an agreement, I would write the agreement out in my written decision and the agreement would be final and legally binding meaning the parties could not change their mind about it later. I would issue the Landlords an Order of Possession if the parties agreed to end the tenancy.

The parties came to the agreement outlined below. Prior to ending the hearing, I confirmed all issues had been covered. The parties confirmed they were agreeing to the settlement voluntarily.

### Settlement Agreement

The Landlords and Tenant agree as follows:

1. The tenancy will end, and the Tenant will vacate the rental unit, by 1:00 p.m. on October 31, 2022.

This agreement is fully binding on the parties and is in full and final satisfaction of this dispute.

All rights and obligations of the Landlords and Tenant under the tenancy agreement will continue until the tenancy ends.

The Landlords are issued an Order of Possession for the rental unit which is effective at 1:00 p.m. on October 31, 2022. If the Tenant fails to vacate the rental unit in accordance with the settlement agreement set out above, the Landlords must serve the Tenant with this Order. If the Tenant fails to vacate the rental unit in accordance with the Order, the Order may be enforced in the Supreme Court 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 *Act*.

Dated: October 06, 2022

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Residential Tenancy Branch