



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "**Act**") for:

- the cancellation of the One Month Notice to End Tenancy for Cause (the "**Notice**") pursuant to section 47; and
- authorization to recover the filing fee for this application from the landlord pursuant to section 72.

The tenant attended the hearing. She was assisted by her father ("**GB**"). The landlord was represented at the hearing by its owner ("**BP**").

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. 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.

Both parties agreed to the following final and binding settlement of all issues currently under dispute, and all issues under dispute in the landlord's application set for July 10, 2023, RTB file #310080521(the "**Landlord's Application**"):

1. The tenant will provide the landlord with vacant possession of the rental unit on or before February 28, 2023;
2. The tenant will pay the landlord \$6,056 on or before January 31, 2023; and
3. The landlord will withdraw the Landlord's Application.

These particulars comprise the full and final settlement of all aspects of this dispute and of the Landlord's Application. The parties gave verbal affirmation at the hearing that they understood and agreed to the above terms as legal, final, and binding, which settle all aspects of these disputes between them.

For added clarity, the tenant is responsible for paying the landlord rent for January and February 2023.

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 issue the following:

- 1) A monetary order ordering the tenant to pay the landlord \$6,056 by January 31, 2023.
- 2) An order of possession which orders that the tenant provide vacant possession of the rental unit to the landlord by 1:00 pm on February 28, 2023

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: December 22, 2022

Residential Tenancy Branch