



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ACTION PROPERTY MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes **CNC, RP, LAT, OLC, FFT**

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution made on September 8, 2022. The Tenant applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"):

- an order cancelling a One Month Notice to End Tenancy for Cause, dated August 30, 2022 (the "One Month Notice");
- an order for regular repairs;
- an order allowing the Tenant to change the lock on the rental unit;
- and order that the Landlord comply with the Act; and
- an order granting the return of the filing fee.

The Tenant and the Landlord's Agent W.S. attended the hearing at the appointed date and time. The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated on several occasions that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the tenancy will end on **February 6, 2023, at 1:00 PM.**
2. The Landlord is granted an order of possession effective **February 6, 2023 at 1:00PM.** The Landlord must serve the Tenant with the order of possession.
3. The Tenant withdraws their application in full as part of this mutually settled agreement.

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

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The Landlord has been granted an order of possession effective February 6, 2023, at 1:00 p.m. This order must be served on the Tenant and may be filed in 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: January 26, 2023

Residential Tenancy Branch