



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPL

### Introduction

This hearing was convened as a result of the Landlords' Application for Dispute Resolution, made on November 18, 2022 (the "Application"). The Landlords applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order of possession for landlord use of the property.

The Landlord J.P. and the Tenant S.A. 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.

### 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 in compliance with the effective date of the Two Month Notice to End Tenancy for Landlord's Use of the Property on **April 15, 2023, at 1:00 p.m.**
2. The Landlords are granted an order of possession effective **April 15, 2023, at 1:00 p.m.** The Landlords must serve the Tenants with the order of possession.
3. The Landlords withdraw their application in full as part of this mutually settled agreement.
4. The rights and responsibilities relating to the Two Month Notice remain in effect.

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 Landlords have been granted an order of possession effective April 15, 2023 at 1:00 p.m. This order must be served on the Tenants 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: February 06, 2023

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Residential Tenancy Branch