



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

A matter regarding Atira Property Management Inc
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC
 CNR

Introduction

This hearing dealt with two applications made by the Tenant under the *Residential Tenancy Act* (the “Act”) for:

- disputing a One Month Notice to End Tenancy for Cause pursuant to section 47; and
- disputing a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities pursuant to section 46.

The Tenant, the Tenant’s agent and advocate AB, the Tenant’s advocate EH, the Landlord’s agent AN, and the Landlord’s witnesses AW, GN, and JJ attended this hearing.

Settlement

Pursuant to section 63 of the Act, an 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.

The parties agreed to the following final and binding settlement of the issues under dispute in the applications:

1. The Tenant and any other occupant will vacate the rental unit by 1:00 pm on March 15, 2023.

The parties gave verbal affirmation at the hearing that they understood and agreed to the above terms as final, binding, and enforceable, which settle the issues raised on the two applications being heard.

I take this opportunity to further remind the parties that their rights and responsibilities under the Act, the regulation, their tenancy agreement continue for the duration of the tenancy. Pursuant to section 60 of the Act, either party may make claims related to the tenancy within two years of the date that the tenancy ends.

Conclusion

As the parties have reached a settlement, I make no factual findings about the merits of these two applications.

To give effect to the settlement reached between the parties and as discussed at the hearing, I grant the Landlord an Order of Possession which orders that the Tenant and any other occupant provide vacant possession of the rental unit to the Landlord by **1:00 pm on March 15, 2023**. This Order may be served upon the Tenant, filed with 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 17, 2023

Residential Tenancy Branch