



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

A matter regarding Long Long Property Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ET

Introduction

The Landlord submitted their Application for Dispute Resolution (the “Application”) in this matter on March 16, 2023. They are seeking an early end to the tenancy on the basis that it would be unreasonable/unfair for an end to the tenancy for cause. The matter proceeded by way of a hearing pursuant to s. 74(2) of the *Residential Tenancy Act* (the “Act”) on March 31, 2023. Both the Landlord and the Tenant attended the conference call hearing.

Settlement Terms

At the outset of the hearing the parties presented that they had reached a settlement in this matter concerning and end to this tenancy. Though not present in the evidence, the parties had a written agreement in place.

Pursuant to s. 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties agree on the terms, the settlement may be recorded in the form of a decision. Both parties reached an agreement on the end-of-tenancy date.

Both parties agreed that the tenancy shall end on April 30, 2023 by 5:00pm.

I find this agreement constitutes a final and binding resolution of the Landlord’s Application for this hearing.

These particulars above comprise the full and final settlement of all aspects of this dispute for both parties. I am satisfied that both parties have an agreement in place including the above terms. For the purposes of this dispute resolution process, the

above terms are legal, final, binding and enforceable and settle all aspects of this dispute.

Conclusion

To give effect to the settlement reached between the parties, and as advised to the parties in the hearing, I issue the attached Order of Possession to be used by the Landlord only if the Tenant and any other occupants fail to vacate the rental premises by 5:00 p.m. on April 30, 2023. The Landlord must serve the Tenant this Order of Possession only if the Tenant and any other occupant fail to vacate the rental premises by that time. Should the Tenant fail to comply with the Order of Possession, the Landlord may file the Order of Possession with the Supreme Court of British Columbia, where it may be enforced as an Order of that Court.

This decision/agreement is made on authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the *Act*.

Dated: March 31, 2023

Residential Tenancy Branch