



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **OPL, FFL**

Introduction

This hearing dealt with an application by the landlord under the *Residential Tenancy Act* (the *Act*) for the following:

- An order of possession under a Two Month Notice to End Tenancy for Landlord's Use ("Two Month Notice") pursuant to sections 49 and 55;
- An order requiring the tenant to reimburse the landlord for the filing fee pursuant to section 72.

NC attended as agent for the landlord ("the landlord"). The tenant BBG attended for both tenants ("the tenant").

Both parties had opportunity to provide affirmed testimony, present evidence and make submissions. The hearing process was explained. No issues of service were raised.

Delivery of Decision

Each party confirmed their email address to which a copy of the Decision will be sent.

Settlement

Before the conclusion of this hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise, and achieved a resolution of their dispute.

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties do so during the dispute resolution proceedings, the settlement may be recorded in the form of a Decision or Order(s).

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a Decision:

The parties agreed as follows:

1. Pursuant to the landlord's Two Month Notice, the tenancy between the parties will end at 1:00 PM on June 30, 2023, by which time the tenant and any other occupants will return vacant possession of the rental unit to the landlord.
2. By March 25, 2023, the landlord shall carry out and complete repairs to the unit from water damage, work to take place between 9 AM and 5 PM, Monday to Friday,.
3. In addition to statutory compensation required under the Two Month Notice, the landlord agreed that the tenant shall not pay rent for the month of March 2023 as compensation for the disruption from repairs to take place during that month.
4. The condition inspection shall take place when the tenant moves out. The issue of the return of the security deposit shall be dealt with by the parties at that time.
5. The parties shall henceforth communicate with and serve each other at the

email addresses exchanged during the hearing and which are repeated on the first page of this Decision.

In support of this settlement and with the agreement of both parties, I grant the landlord the following:

1. Order of Possession effective 1:00 PM on June 30, 2023.

The Order(s) (s) must be read in conjunction with the above settlement agreement and **the landlord must not seek to enforce the Order(s) of Possession** on the tenant unless the tenant fails to meet the conditions of this agreement.

Should either party violate the terms of this agreement, the tenancy agreement, or the *Act*, it is open to the other party to take steps under the *Act* for an appropriate remedy. Should the parties fail to comply with these Order(s) s, the Order(s) s may be filed and enforced as an Order(s) of the Courts of British Columbia.

This settlement agreement was reached in accordance with section 63 of the *Act*. Each party stated they understood and agreed to the terms of this settlement. The settlement was fully discussed by the parties in the hearing. The parties testified they understood and agreed the above terms are final, binding, and enforceable, and settle all aspects of this application.

The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the *Act*.

Based on the above, I find that all matters between these parties raised in this application are resolved pursuant to the above agreed terms.

Conclusion

The Application for Dispute Resolution for settled on the above terms of settlement.

Pursuant to the above settlement, I issue the following Order(s):

1. Order of Possession effective 11:00 PM on June 30, 2023

The Order(s) must be served. The Order(s) may be enforced in the Courts of the Province of BC.

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: March 3, 2023

Residential Tenancy Branch