



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes ET, FFL

Introduction

This hearing was reconvened from a hearing on April 13, 2023 regarding the Landlord's application under the *Residential Tenancy Act* (the "Act") for:

- an order for early end to the tenancy and an Order of Possession of the rental unit pursuant to section 56; and
- authorization to recover the filing fee for this application from the Tenant pursuant to section 72.

An interim decision was issued on April 13, 2023 (the "Interim Decision"). This decision should be read together with the Interim Decision.

The Landlord, the Landlord's counsel MM, the Tenant, and the Tenant's social worker CK attended this reconvened 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 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.

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

1. This tenancy will end on April 24, 2023. The Tenant and any occupant will vacate the rental unit by 1:00 pm on April 24, 2023.

2. The Landlord will provide the Tenant with her phone number to act as a reference.
3. The Landlord will pay the Tenant \$5,481.00 via cheque upon the Tenant vacating the rental unit and returning the keys to the Landlord.

The parties gave verbal affirmation at the hearing that they understood and agreed to the above settlement terms as final, binding, and enforceable, which resolve the issues raised on this application.

I take this opportunity to 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, parties 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 this application.

To give effect to the above settlement and as further agreed to by the parties, I grant the Landlord an Order of Possession which orders that the Tenant provide vacant possession of the rental unit to the Landlord by **1:00 pm on April 24, 2023**. This Order may be served upon the Tenant, 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: April 19, 2023

Residential Tenancy Branch