



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Housing

## **DECISION**

Dispute Codes      CNR, CNC, OLC, FFT

### Introduction

This hearing was convened as a result of the Tenants' application under the Residential Tenancy Act (the "Act") for:

- disputing a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities pursuant to section 46;
- disputing a One Month Notice to End Tenancy for Cause pursuant to section 47;
- an order that the Landlord comply with the Act, the regulations, or tenancy agreement pursuant to section 62; and
- authorization to recover the filing fee for this application from the Landlord pursuant to section 72.

The Landlord and two of the Tenants, NV and GH attended this hearing and gave affirmed testimony.

### 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:

1. This tenancy will end on May 31, 2023. The Tenants and any other occupant will vacate the rental unit by 1:00 pm on May 31, 2023.

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 all issues raised on this application.

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, 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 Tenants provide vacant possession of the rental unit to the Landlord by **1:00 pm on May 31, 2023**. This Order may be served upon the Tenants, 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: April 03, 2023

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Residential Tenancy Branch