



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

A matter regarding GREEN TEAM REALTY INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPM, FFL

Introduction

This hearing dealt with an Application for Dispute Resolution that was filed by the Landlord under the *Residential Tenancy Act* (the Act) on June 15, 2022, seeking:

- An order of possession due to a mutual agreement to end the tenancy; and
- Recovery of the filing fee.

The hearing was convened by telephone conference call and was attended by the Landlord's lawyer, two agents for the Landlord, the Landlord's father, the Tenant, and the Tenant's lawyer. All testimony provided was affirmed.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised on several occasions during the hearing that there is no obligation to resolve the dispute through settlement, but that pursuant to section 63 of the Act, I could assist the parties to reach an agreement, which would be documented in my decision and any supporting order(s).

During the hearing, the parties mutually agreed to settle this matter as follows:

- If the sale of the rental unit by the Vendors listed on the cover page of this decision, to the numbered corporation listed as the Purchaser on the cover page, does not complete on or before July 5, 2023, the tenancy will end at 1:00 pm on July 20, 2023, and the Tenant agrees to vacate the rental unit by that date and time.

Conclusion

I order the parties to comply with the terms of the mutual settlement agreement described above.

In support of the settlement described above, and with the agreement of the parties, I grant the Landlord a conditional order of possession. This order should be served on the Tenant as soon as possible. If the sale of the property completes as set out above, this conditional order of possession ceases to carry any force. If the sale of the property does not complete as set out above, and the Tenant fails to vacate the rental unit by 1:00 pm on July 20, 2023, as required, this settlement agreement and the conditional order of possession may be 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 Act.

Dated: June 3, 2023

Residential Tenancy Branch