



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes CNL

Introduction

A proceeding was conducted in response to the tenant's application on February 1, 2023, to dispute a 2 Month Notice to End Tenancy For Landlord's Use of Property issued on January 23, 2023 (the 2 Month Notice).

Settlement

At the proceeding the parties voluntarily agreed to settle the dispute.

Under section 63 of the Residential Tenancy Act (Act) I order the following terms:

- The 2 Month Notice is cancelled.
- The parties mutually agree to end the tenancy on June 12, 2023 at 10:00 am.
 - To enforce this term, the landlord is awarded an order of possession which will be effective June 12, 2023 at 10:00 am.
- The landlord agrees to pay to the tenant the sum of \$3,355.00 if the tenant vacates the rental unit by June 12, 2023 at 10:00 am.
 - The tenant may collect this payment on June 13 or 14, 2023, at the office of D &G Barristers, 428-755 Burrard Street, Vancouver, BC, V6Z 1X6, unless otherwise agreed between the parties.
 - To enforce this term, the tenant is awarded a monetary order for the amount of \$3,355.00, which is enforceable only if the tenant vacates the rental unit by June 12, 2023 at 10:00 am.

- The landlord agrees to return the tenant's rent cheques for May 2023 and June 2023 when the tenant collects the \$3,355.00 payment.

Conclusion

At the end of the tenancy the tenant must leave the rental unit reasonably clean and undamaged except for reasonable wear and tear. Tenants and landlords both have an obligation to complete a move-out condition inspection at the end of the tenancy. To learn about obligations related to deposits, damage and compensation, search the [RTB website](#) for information about after a tenancy ends.

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* (the Act).

Under section 84(1) of the Act, the order of possession may be filed in Supreme Court. Under section 85 of the Act, the monetary order may be filed in the Provincial Court.

Dated: June 05, 2023

Residential Tenancy Branch