



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes CNL

Introduction, Preliminary and Procedural Matters-

This hearing dealt with the tenant's application for dispute resolution seeking remedy under the Residential Tenancy Act (Act) for an order cancelling the Two Month Notice to End Tenancy for Landlord's Use of Property (Notice/2 Month Notice) issued by the landlord.

The tenant, the tenant's advocate, the landlord, and the landlord's agent were present for the hearing and the hearing process was explained. The parties were affirmed, and the procedural and preliminary matters were discussed.

Thereafter, a mediated discussion was held. This discussion resulted in the settlement of the issues.

Mutual Settlement and Conclusion

As the parties resolved matters by agreement, I make no findings of fact or law with respect to the tenant's application or the landlord's Notice.

The parties were informed that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter. The terms of the settlement are as follows.

1. The tenancy shall end by or before 1:00 p.m. on July 31, 2023.
2. The tenant agrees to vacate the rental unit by or before 1:00 p.m. on July 31, 2023.

3. The landlord is granted an Order of Possession (Order) effective at 1:00 p.m. on July 31, 2023, which becomes enforceable should the tenant fail to vacate the rental unit by the agreed upon date and time.
4. The tenant is entitled to receive their compensation under section 51(1) of the Act, the equivalent of one month's rent, by not paying the monthly rent for July 2023.

The tenant is informed that costs of such enforcement of the Order, **including bailiff fees**, are recoverable from the tenant should they fail to vacate the rental unit by the agreed time and date.

I order the parties to comply with the terms of this mutual settlement.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this settled agreement, the tenancy agreement, or the Act, it is open to the other party to take steps under the Act to seek remedy.

This decision containing the recorded settlement 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*. Pursuant to section 77 of the Act, a decision or an order is final and binding, except as otherwise provided in the Act.

Dated: June 13, 2023

Residential Tenancy Branch