



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

## DECISION

Dispute Codes      **CNL**  
                                 **CNL, LRE, FFT**

### Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (Act) for:

1. Cancellation of the Landlord's Two Month Notice to End Tenancy for Landlord's Use of Property (the "Two Month Notice") under section 49 of the Act;
2. An Order to suspend or set conditions on the landlord's right to enter the rental unit under section 70 of the Act; and,
3. Recovery of the application filing fee under section 72 of the Act.

The hearing was conducted via teleconference. The landlord, her support, and the tenant attended the hearing at the appointed date and time. Both parties were each given a full opportunity to be heard, to present affirmed testimony, to call witnesses, and make submissions.

Both parties were advised that Rule 6.11 of the Residential Tenancy Branch (RTB) Rules of Procedure prohibits the recording of dispute resolution hearings. Both parties testified that they were not recording this dispute resolution hearing.

### Settlement

Pursuant to Section 63 of the Act, the 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.

The parties reached a mutual agreement on this matter. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

The parties agreed to settle this matter as follows:

1. The tenancy will end by way of mutual agreement at 1:00 p.m. on August 31, 2023;
2. The landlord will be granted an Order of Possession for the above tenancy end date;
3. The parties agree that if the tenant finds alternative housing earlier than the agreed upon end date, the tenant can provide the landlord with written notice that she will be vacating on an earlier date;
4. The landlord agrees that the tenant may deduct \$50.00 from August's internet payment to cover half the application filing fee paid by the tenant;
5. The parties agree that this tenancy is ending based on the Two Month Notice served by the landlord, and the tenant is entitled to one month's rent payable as specified under section 51(1) of the Act;
6. The parties agree that the tenant is entitled to quiet enjoyment noted under section 28 of the Act, specifically no harassment or intimidation, until the end of this tenancy;
7. The parties are ordered to comply with all these settlement terms; and,
8. These terms comprise the full and final settlement of all aspects of this dispute for both parties.

The parties' rights and obligations under the Act and the tenancy agreement continue until the tenancy ends in accordance with this agreement. Both parties testified at the hearing that they confirm the accuracy of the final terms above, and that they understood and agreed to these terms, free of any duress or coercion. Both parties testified that they understood and agreed that the above terms are legal, final, binding and enforceable, which settle all aspects of this dispute.

### Conclusion

Given the mutual agreement reached during the hearing, I find that the parties have settled their dispute as recorded above. To give effect to this agreement, I grant the landlord an Order of Possession effective at 1:00 p.m. on August 31, 2023. The landlord

must serve this Order on the tenant as soon as possible. The Order may be filed in and enforced as an Order of the Supreme Court of British Columbia.

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: July 11, 2023

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Residential Tenancy Branch