



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **CNC, OPC, FFL**

Introduction

This hearing dealt with an application by the tenant under the *Residential Tenancy Act* (the Act) for the following:

- Cancellation of One Month Notice to End Tenancy for Cause ("One Month Notice") pursuant to section 47;

This hearing dealt with an application by the landlord under the *Residential Tenancy Act* (the Act) for the following:

- An order for possession under a One Month Notice to End Tenancy for Cause ("One Month Notice") pursuant to sections 47 and 55;
- An order requiring the tenant to reimburse the landlord for the filing fee pursuant to section 72.

Both parties attended had opportunity to provide affirmed testimony, present evidence and make submissions.

No issues were raised regarding service. I find service complied with the Act.

Settlement

Before the conclusion of this hearing, the parties discussed the issues between them and settled their dispute.

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties do so during the dispute resolution proceedings, the settlement may be recorded in the form of a Decision or an Order. This settlement agreement was reached in accordance with section 63.

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a Decision:

The parties agreed as follows:

- 1) The tenancy between the parties will end at 1:00 PM on March 31, 2024, by which time the tenant and any other occupants will return vacant possession of the rental unit to the landlord.

In support of the agreement described above, the landlord is granted an Order of Possession effective 1:00 PM on March 31, 2024, and after service on the tenant. The landlord may serve and enforce this Order if the tenant fails to move out as specified above.

Based on the above, I find that all matters between these parties raised in this application are resolved pursuant to the above agreed terms.

Conclusion

This application is settled on the above terms. The landlord is granted an Order of Possession effective 1:00 PM on March 31, 2024. The landlord may serve and enforce this Order if the tenant fails to move out as specified above.

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: December 05, 2023

Residential Tenancy Branch