

## **DECISION**

### **Introduction**

This hearing dealt with the Tenant's Application for Dispute Resolution under the *Residential Tenancy Act* (the "Act") for:

- Cancellation of a One Month Notice to End a Tenancy for Cause under section 47 of the Act
- An order for repairs to the unit after having contacted the landlord in writing and the landlord not completing them under section 32 of the Act
- An order requiring the landlord to provide services or facilities required by the tenancy agreement or law under section 27 of the Act
- An order requiring the landlord to comply with the Act, regulation and/or tenancy agreement under section 65 of the Act

It also dealt with the Landlords's Application under the Act for:

- an Order of Possession based on a One Month Notice under sections 47 and 55 of the Act
- authorization to recover the filing fee for this application from the tenant under section 72 of the Act

The landlord attended the hearing with two agents. The tenant attended the end of the hearing, when settlement was discussed.

### **Settlement**

Under section 63 of the Act, the Arbitrator may assist the parties to settle their dispute. 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. During the hearing the parties discussed the issues between them, turned their minds to compromise and achieved the following resolution of their dispute with the following terms:

1. The parties mutually agree to end the tenancy on December 31, 2023.

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. As the parties resolved matters by agreement, I make no findings of fact or law with respect to the application before me.

## **Conclusion**

To give effect to the settlement reached between the parties and as discussed at the hearing, I issue an Order of Possession to the Landlord. The Landlord is required to serve this Order of Possession upon the Tenant and may enforce it as early as 1:00pm on December 31, 2023 should the Landlord be required to do so.

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: December 12, 2023

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Residential Tenancy Branch