

DECISION

Introduction

This hearing dealt with the Tenant's November 16, 2023, Application for Dispute Resolution under the *Residential Tenancy Act* (the "Act") for:

- cancellation of the Landlord's One Month Notice to End Tenancy for Cause (One Month Notice) under section 47 of the Act
- an order for the Landlord to provide services or facilities required by law under section 27 of the Act

As well as the Tenant's December 27, 2023, Application for Dispute Resolution under the *Residential Tenancy Act* (the "Act") for:

- cancellation of the Landlord's One Month Notice to End Tenancy for Cause (One Month Notice) and an extension of the time limit to dispute the One Month Notice under sections 47 and 66 of the Act

The hearing was attended by Tenant R.W. and their advocate T.W.

The Landlord P.D.N. attended the hearing with their adult child, R.K.

The parties indicated their willingness to settle their dispute.

Analysis

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 this hearing, the parties reached an agreement to settle their dispute.

Both parties agreed to the following terms of a final and binding resolution of the Tenant's applications and the issues in dispute arising out of this tenancy at this time and did so of their own free volition and without any element of coercion:

1. Both parties agreed that this tenancy will end by 1:00 p.m. on April 1, 2024, by which time the Tenant agreed to have vacated the rental unit.
2. Both parties agreed that the Tenant will not smoke within the rental unit, or near the doors or windows of the residential property.

3. Both parties agreed that the Tenant will pay \$1,800.00 rent for March 2024, on or before March 1, 2024, by Etransfer to the Landlord using the Email and Password identified on the cover page of this report.
4. Both parties agreed that the Landlord will follow-up with the Tenant's advocate regarding one-time rent funding that had been available on the Tenant's behalf.
5. Both parties agreed that these particulars comprise the full settlement of all aspects of the Tenant's two applications for dispute resolution.

Conclusion

To give effect to the settlement reached between the parties, and as discussed at the hearing, I grant an Order of Possession to the Landlord effective **on April 1, 2024, after service of this Order** on the Tenant. Should the Tenant or any occupant on the premises fail to comply with this Order, this Order may be filed 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: February 12, 2024

Residential Tenancy Branch