



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing

A matter regarding TOP VISION REALTY INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

Landlord: **OPC, MNDCL-S, LRSD, FFL**

Tenant: **CNE, OLC, FFT**

Both the landlord and the tenant attended the hearing. The tenant was accompanied by an interpreter.

As both parties were present, service was confirmed. The parties each confirmed receipt of the application and evidence. Based on the testimonies I find that each party was served with these materials as required under RTA sections 88 and 89.

Settlement Reached

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. At the outset of the hearing the parties indicated their intention to settle their dispute. The parties achieved the following resolution of their dispute with the following terms

1. The parties mutually agree to end this tenancy. This tenancy will end at 1:00 p.m. on June 30, 2024, by which time the tenant and any other occupant will have vacated the rental unit.
2. The rights and obligations of the parties continue until the tenancy ends.
3. The landlord agrees to deduct \$500.00 from April's rent to compensate her for her moving expenses.

Both parties testified that this agreement was made of their own free will, without any coercion and that they understood and agreed that the terms are legal, final, binding and enforceable, which settle all aspects of these disputes. As the parties resolved matters by agreement, I make no findings of fact or law with respect to the applications before me and I make no determinations on whether the notice to end tenancy was valid.

The decision to order payment of the filing fee is discretionary upon the arbitrator and since this matter was settled by agreement, I decline to order that the filing fees be recovered.

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 1:00 p.m. on June 30, 2024, 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 *Residential Tenancy Act*.

Dated: March 05, 2024

Residential Tenancy Branch