



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

## **DECISION**

### **Introduction**

This hearing dealt with the Tenant's 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 to suspend or set conditions on the Landlord's right to enter the rental unit under section 70(1) of the Act; and,
- an order requiring the Landlord to comply with the Act, regulation or tenancy agreement under section 62 of the Act.

This hearing also concerned the Landlord's Application for an order of possession pursuant to the issuance of the One Month Notice to End Tenancy.

### **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 application and the issues in dispute arising out of this tenancy at this time and that they did so knowingly, voluntarily and without any element of duress or coercion:

1. Both parties agreed that this tenancy will end by 1:00 p.m. on April 15, 2024, by which time the Tenant agreed to have vacated the rental unit.
2. The Tenant further agreed to pay the Landlord pro-rated (one-half month) rent in the amount of \$750.00 by electronic bank transfer on April 1, 2024 for rent for the period April 1 to April 15, 2024.
3. The parties acknowledged that there remains a dispute between them as to the Tenant's rent for February, 2024, and March, 2024. The parties acknowledged that the Landlord may bring a separate application concerning the alleged unpaid rent for this period.

4. Both parties agreed that these particulars comprise the full settlement of all aspects of the Tenant's current application for dispute resolution.

## Conclusion

In order 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 15, 2024, at 1:00 p.m., 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.

Furthermore, to give effect to this settlement, I grant the Landlord a Monetary Order in the amount of \$750.00 for rent for the period April 1, 2024 to April 15, 2024. Should the Tenant fail to comply with the settlement provision regarding the payment of rent for April 2024, this Order may be filed in the Small Claims Division of the Provincial Court and enforced as an Order of that Court.

This decision is issued on authority delegated to me by the Director of the Residential Tenancy Branch under section 9.1(1) of the Act.

Dated: March 18, 2024

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Residential Tenancy Branch