



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

## **DECISION**

Dispute Codes      CNC, MNDCT, LRE, OLC, OPC-DR, FFL

### **Introduction**

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

The Tenant applied for:

- cancellation of the Landlord's One Month Notice to End Tenancy for Cause (One Month Notice) under section 47 of the Act
- a Monetary Order for compensation for damage or loss under the Act, regulation or tenancy agreement under section 67 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
- an order requiring the Landlord to comply with the Act, regulation or tenancy agreement under section 62 of the Act

The Landlord applied for:

- an Order of Possession based on a One Month Notice to End Tenancy for Cause (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

At the outset of the hearing the parties indicated their intention to settle their dispute.

### **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 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 of their own free volition and without any element of coercion:

1. The parties mutually agreed to end the tenancy at 1 pm on April 30, 2024, at which time the Tenant will have vacated the property. The Tenant may vacate the unit at an earlier date if he so chooses.
2. The Landlord agreed to allow the Tenant to live in the unit rent free for the entire month of April 2024.
3. Both parties agreed that these particulars comprise the full settlement of all aspects of the Tenants' and Landlords' current applications 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 **1 pm on April 30, 2024, after service of this Order** on the Tenant. **This Order is only to be served on the Tenant if the Tenant fails to honour the terms of this agreement.** 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 *Residential Tenancy Act*.

Dated: March 21, 2024

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Residential Tenancy Branch