

DECISION

Introduction

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

- an Order of Possession based on a Four Month Notice to End Tenancy for Demolition or Conversion of a Rental Unit (Four Month Notice) under sections 49(6) and 55 of the Act

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

- dispute the Four Month Notice to End Tenancy for Demolition, or Conversion to Another Use under section 49(8) and

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. The parties achieved a resolution of their dispute with the following terms:

- The Tenants will provide the Landlord with vacant possession of the rental unit by 1pm on May 19, 2024.

This agreement was made of the parties 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.

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 May 19, 2024, should the landlord be required to do so.

Dated: April 26, 2024

Residential Tenancy Branch