



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
- authorization to recover the filing fee for this application from the Landlord under section 72 of the Act

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 One Month Notice to End Tenancy for Cause under section 47 of the Act
- authorization to recover the filing fee for this application from the Tenant under section 72 of the Act

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 Tenant will provide the Landlord with vacant possession of the rental unit by 1:00 pm on May 2, 2024.
- The Tenant will return the key to the shed upon vacating the rental unit.

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 2, 2024, should the Landlord be required to do so.

April 26, 2024

Residential Tenancy Branch