

## **DECISION**

### **Introduction**

Pursuant to section 58 of the Residential Tenancy Act (the Act), I was designated to hear linked applications.

The Tenant's primary March 6, 2024 Application for Dispute Resolution under the Act is for:

- Cancellation of the Two Month Notice to End Tenancy for Landlord's Use (the Two Month Notice), issued pursuant to section 49;
- An authorization to recover the filing fee for this application, under section 72

The Tenant's secondary March 11, 2024 Application for Dispute Resolution under the Act is for:

- Cancellation of the Two Month Notice to End Tenancy for Landlord's Use (the Two Month Notice) and an extension of the time limit to dispute the 10 Day Notice under sections 49 and 66 of the Act
- An authorization to recover the filing fee for this application, under section 72

### **Preliminary Matter**

*Two tenancies dealt with in a single hearing*

Both parties confirmed that there are two different tenancy agreements on the same property for this dispute. The Tenant rents the main house in one agreement, as well as the workshop in another agreement. The Landlord had issued Two Month Notices for each tenancy. This hearing dealt with both tenancies and both Two Month Notices.

### **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:

- The Landlord agreed to amend the effective dates on both of the Two Month Notices to July 31, 2024;
  - Both parties agreed that both tenancies shall end by July 31, 2024, by which time the Tenant agreed to provide vacant possession of both units to the Landlord;
  - Both parties acknowledge that the Two Month Notices are the cause for ending the tenancies; rights and obligations with respect to ending tenancies in this manner were discussed at the hearing;
- Both parties agreed that these particulars comprise the full settlement of all aspects of their current applications for dispute resolution.

## Conclusion

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 July 31, 2024, at 1:00 PM, after service of this Order on the Tenants**. This is a single Order for both rental units on the property. Should the Tenants 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 Act.

Dated: May 14, 2024

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Residential Tenancy Branch