

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

During the hearing the parties indicated their intention to settle their dispute, and reached an agreement on all matters.

Analysis

Under section 63 of the Act, the Arbitrator may assist the parties to settle their dispute.

Both parties voluntarily agreed to the following terms of a final and binding settlement:

1. This tenancy will end by 1:00 p.m. on April 30, 2025, by which time the Tenant agreed to have vacated the rental unit.
2. The Tenant may vacate the rental unit at any time before April 30, 2025, without the requirement to give a one month written notice to end tenancy under section 45 of the Act.
 - a. The Landlord will accept the Tenant's written notice to end the tenancy earlier than April 30, 2025, even if it is not provided one month before the effective date. The notice must still be given in writing, state the effective date of the notice, and be provided to the Landlord by email or another approved method of service under the Act.
 - b. If the Tenant does plan to vacate the unit before April 30, 2025, then they are required to give the Landlord as much advance notice as possible. The Tenant must notify the Landlord of the effective date of their move out as soon as they have confirmed their new tenancy, to provide the Landlord with as much advance notice as possible and to minimize any losses for either party.
3. The tenancy continues under the same terms until April 30, 2025, or the date that the Tenant vacates the rental unit if earlier than Apr 30, 2025.
4. Both parties agreed that these terms are 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 30, 2025, at 1:00pm, after service of this Order** on the Tenant. The Landlord must serve this Order to 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.

This tenancy continues under the same terms until April 30, 2025, or the date that the Tenant vacates the rental unit.

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: February 6, 2025

Residential Tenancy Branch