



DECISION

Introduction

This hearing dealt with Cross Applications including:

The Tenants' March 18, 2025, 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) and an extension of the time limit to dispute the One Month Notice under sections 47 and 66 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

The Landlord's March 19, 2025, 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 (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

The April 16, 2025, teleconference hearing was attended by the two Tenants and the Landlord. Both parties had the opportunity to provide sworn testimony and ask questions.

Preliminary Matters

I amended the address of the rental unit to include the parties' confirmation that the Tenants occupy the larger unit on the east side of the property. I made this amendment under RTB Rule of Procedure 7.7.

Analysis

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 respective disputes.

Both parties agreed to the following terms of a final and binding resolution of the respective applications 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. This tenancy will end by 1:00 p.m. on May 3, 2025, by which time the Tenants agreed to have vacated the rental unit and removed their possessions.
2. The Landlord will pay \$2,500.00 to the Tenants before end of day April 16, 2025, to the Email address for the Tenants specified on the cover page of this decision and the Tenants agree that this payment represents the full and final satisfaction of their financial claim for compensation as identified in this application.
3. Both parties agree they have no future claims for compensation related to this tenancy.
4. The RTB will refund the Landlord the \$100.00 filing fee for their application; the Tenants did not pay to file their application.

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 May 3, 2025, after service of this Order** on the Tenants. Should the Tenant(s) 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.

To give effect to the above settlement reached between the parties, I grant a Monetary Order to the Tenants in the amount of \$2,500.00. The Tenants are provided with this Order and the Landlord must be served with a copy of this Order as soon as possible if the Etransfer payment is not received as described in this settlement agreement.

Should the Landlord fail to comply with this Order, this Order may be filed and enforced in the Provincial Court of British Columbia (Small Claims Court) if equal to or less than \$35,000.00.

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: April 16, 2025

Residential Tenancy Branch