

## **DECISION**

### **Introduction**

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

The Tenant's December 6, 2025 Application for Dispute Resolution under the Act is 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;
- An Order requiring the Landlord to carry out repairs, pursuant to section 32;
- An Order to restrict or suspend the Landlord's right of entry, under section 70;
- An Order for the Landlord to comply with the Act, regulation and/or tenancy agreement, pursuant to section 62.

The Landlord's two December 8, 2025 Applications for Dispute Resolution under the Act are for:

- An Order of Possession under a One Month Notice pursuant to sections 47 and 55;
- An authorization to recover the filing fee for this application, under section 72.

Tenant MK attended the hearing for the Tenant.

Director of Operations MK attended the hearing for the corporate Landlord.

### **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 both 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:

- Both parties agree that this tenancy will end on a mutual basis by February 28, 2026, at 1:00 PM;
- The Landlord agrees that on all official records, the reason for ending the tenancy will accurately reflect that it was a mutual agreement;
- The Landlord guarantees the return of the security deposit with interest after the tenancy ends;
- The Landlord waives any entitlement to the recovery of any filing fees they had paid to make their applications for the disputes;
- 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 between the parties, **I grant an Order of Possession to the Landlord effective on February 28, 2026, at 1:00 PM**, after service of this Order on 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 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: January 16, 2026

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Residential Tenancy Branch