

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

This hearing also dealt with the Landlord's Application for Dispute Resolution under the Act for:

- an Order of Possession based on the One Month Notice under section 47 of the Act

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 and Landlord's 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. The parties agreed that the tenancy will end on April 1, 2026.
2. The parties agreed that the Landlord will be granted an Order of Possession to reflect the agreement detailed in term #1.
3. The Tenant agreed that for the duration of the tenancy, she will not engage in any behaviour that:
 - a. significantly interferes with or unreasonably disturbs another occupant or the Landlord; or
 - b. seriously jeopardizes the health or safety or lawful right of another occupant or the Landlord.
4. The Landlord agreed that the Tenant may bring tenancy related issues to the on-site staff as long as she displays no aggression in doing so and allows the Landlord reasonable time to respond to her concerns.

5. Both parties agreed that these particulars comprise the full settlement of all aspects of the Tenant's and Landlord's current applications for dispute resolution.

Conclusion

I order the parties to comply with the terms of their mutually agreed settlement as set out above.

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 1, 2026, 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.

If either party fails to comply with the terms of this settlement agreement, it remains open to the other party to make a further application for dispute resolution.

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 5, 2026

Residential Tenancy Branch