



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, FF

Introduction

This hearing was convened as the result of the tenants' application for dispute resolution under the Residential Tenancy Act (Act). The tenants applied for:

- an order cancelling the Two Month Notice to End Tenancy for Landlord's Use of Property (Notice) issued by the landlord; and
- to recover the cost of the filing fee.

The parties appeared and each submitted some of their respective positions.

The tenant submitted that the other tenant, KS, has already vacated the rental unit.

Thereafter a mediated discussion ensued and the parties agreed to resolve their differences and that I would record their settlement.

Settlement and Conclusion

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter. The terms of the settlement are as follows.

1. The tenancy shall end at 1:00 p.m. on February 21, 2021.
2. The landlord is granted an Order of Possession 1:00 p.m. on February 21, 2021. This Order must be served on the tenant and may be enforced in the B.C. Provincial Court (Small Claims Division).

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this settled agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to seek remedy.

The tenant was reminded that he still owes all rent due and payable under the written tenancy agreement.

Although landlord, MR, issued the Notice, the other listed landlords, BLW and BW, have purchased the residential property and are currently the landlords. I have therefore included their names on the order of possession of the rental unit and on the style of cause page of this Decision.

This decision containing the recorded settlement of the parties is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: January 21, 2021

Residential Tenancy Branch