



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      ET FF

### Introduction

This hearing was convened by way of conference call in response to a Landlord's Application for Dispute Resolution to end the tenancy early and obtain an Order of Possession.

Both parties appeared for the hearing and provided testimony.

### Settlement Agreement

During the hearing, a mutual agreement was discussed and the Landlord agreed to withdraw her application to end the tenancy early in pursuit of the following settlement agreement.

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and 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.

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a decision:

- The Tenant has hired movers to come and help her move her belongings out immediately after the hearing
- The Tenant will move out of the rental unit by **February 18, 2021, at 5 pm**. Both parties agreed to end the tenancy at this time.
- The Landlord will pay the Tenant \$300.00, forthwith, to compensate her for leaving the rental unit part way through the month.

- This agreement does not include any issues relating to the security deposit, as that matter must be handled separately, and in accordance with the Act.
- These terms comprise the full and final settlement of all aspects of this dispute for both parties.

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.

To give effect to the settlement reached by the parties, I also grant the Landlord an Order of Possession effective February 18, 2021, at 5pm to reflect the end of tenancy. I also give the Tenant a monetary order in the amount of \$300.00, which may only be enforced if the Landlord fails to pay the above noted amount.

### Conclusion

In support of the agreement described above, the landlord is granted an order of possession effective February 18, 2021, at 5 pm and after service on the tenant. The Landlord may serve and enforce this Order if the Tenant fails to move out as specified above.

The Tenant is granted a monetary order in the amount of \$300.00. This order must be served on the Landlord. If the Landlord fails to comply with this order the Tenant may file the order in the Provincial Court (Small Claims) and be enforced as an order of that Court.

This decision 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: February 18, 2021

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Residential Tenancy Branch