



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards  
Ministry of Housing and Social Development

## DECISION

**Dispute Codes:** CNL, MNDC, RP

This matter dealt with an application by the tenants to cancel a notice to end tenancy, to seek a monetary order for compensation and to seek an order for repairs to the rental unit.

Both the landlords and the tenants appeared at the hearing which was held via teleconference. All parties were affirmed and I advised all parties that I would consider their oral testimony as well as their written documentation in reaching my decision.

After some discussion, the parties indicated a willingness to consider reaching a mediated settlement of the differences.

The agreement reached by both parties is as follow:

- (a) the tenancy will end on November 30, 2008 and the tenants will vacate the premises prior to or on that date.
- (b) the tenants will not be required to pay rent for the month of November 2008.
- (c) the tenants having already paid rent for the month of October 2008, will be refunded the amount of \$1014.00 by the landlords, such payment to be made no later than October 31, 2008.
- (d) the landlord will forego the payment of utilities by the tenants in the amount of \$92.36 owing and all further utility bills up until the end of the tenancy on November 30, 2008.
- (e) the tenants accept the above conditions as a full and final settlement of their claims in relation to their claims as raised in this application.

I order that the agreed to terms as listed in this decision form the basis of my decision which is binding upon both parties and have the full effect of an order.

In the event that either party fails to comply with this decision, the other party is granted leave to re-apply to seek further compensation or orders as required.

Dated : October 7, 2008