



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

### Dispute Codes

MNR, CNR, ERP, RR, MNSD, & FF

### Introduction

This hearing dealt with cross applications by the parties. The landlords filed an application seeking an Order of Possession and a monetary claim related to non-payment of rent by the tenants. The tenants' filed an application seeking to have the notice to end tenancy set aside and seeking an order for repairs and a rent reduction for repairs.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross examine the other party, and make submissions to

### *Opportunity to Settle Dispute:*

Pursuant to section 63 of the *Act* which states:

- 63** (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.  
(2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or an order.

I assisted the parties in negotiations to resolve their disputes. As a result of these negotiations the parties agreed to the following in resolution of their dispute:

1. The tenants agree to pay all the outstanding rent in full for July and August 2009 by cheque for the landlords to pick up on August 13, 2009 at 4:00 p.m. or after;
2. That the tenancy will end by mutual agreement after the tenants provide the landlord with thirty (30) days written notice; and
3. The landlord agreed to return the tenants' security deposit plus interest in full at the end of the tenancy.



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## Conclusion

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*.

I commend the parties for reaching a mutual agreement in satisfaction of their dispute.

Dated: August 18, 2009.

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Dispute Resolution Officer