



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes CNL, O

Introduction

This matter dealt with an application by the Tenant to cancel a 2 Month Notice to End Tenancy for Landlord's Use of Property dated December 30, 2009.

Issues(s) to be Decided

1. Do the Landlords have grounds to end the tenancy?

Background and Evidence

This tenancy started on or about October 1, 2004. On December 30, 2009, the Landlords served the Tenant in person with a 2 Month Notice to End Tenancy for Landlord's Use of Property which alleged that "the landlord has all necessary permits and approvals required by law to demolish the rental unit or repair the rental unit in a manner that requires the rental unit to be vacant."

During the hearing the Parties agreed to settle this matter upon the following terms:

1. The Landlords agree to extend the effective date of the 2 Month Notice to End Tenancy to March 31, 2010;
2. The Tenant agrees to give the Landlords vacant possession of the rental unit no later than March 31, 2010;
3. The Tenant agrees to pay the Landlords rent for February 2010 no later than March 1, 2010; and
4. The Landlords agree that the Tenant may withhold rent for March 2010 as her compensation under s. 51 of the Act

Conclusion

The Tenant's application is withdrawn as the Parties have settled this matter on the above-noted terms and pursuant to s. 63 of the Act, it has the same effect as a decision or order. 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 23, 2010.

Dispute Resolution Officer