

DECISION

Dispute Codes

For the tenant – DRI, CNR, ERP, LAT, O

For the landlord – OPR, MNR, FF, O

Introduction

This decision deals with two applications for dispute resolution, one brought by the tenant and one brought by the landlord. Both files were heard together. The tenant seeks to cancel the 10 Day Notice to End Tenancy for unpaid rent; seeks an Order for the landlord to make emergency repairs for health and safety reasons; seeks an Order authorizing the tenant to change the locks to the rental unit and other issues. The landlord seeks an Order of Possession for unpaid rent and, a Monetary Order for unpaid rent and to recover the filing fee. The landlord has other issues and seeks to end the tenancy because the tenant breached an agreement with the landlord.

Both Parties confirmed they received a copy of the Application and Notice of Hearing from the other Party. I find that both parties were properly served pursuant to s. 89 of the *Act* with notice of this hearing.

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

The hearing commenced and both sides presented their evidence. During the hearing I assisted both Parties to resolve their disputes themselves and the Parties came to the following agreement:

- The tenants agree to vacate the rental unit on or before April 20, 2010. The unit will be left clean at the end of the tenancy.
- The tenants have agreed not to pursue any monetary claim against the landlord for damages to their property.
- The tenants will not pursue any other aspects of their claim.
- The landlord agrees to cancel the 10 Day Notice for unpaid rent dated February 12, 2010.
- The landlord agrees not to pursue the tenants for any outstanding rent.

Conclusion

Both parties have reached an agreement and the tenant and landlord have withdrawn their applications. The landlord is at liberty to issue another Notice to End Tenancy in the event the tenants do not vacate the rental unit by the agreed date.

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: April 06, 2010.

Dispute Resolution Officer