



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes DRI, CNC, RR, FF

Introduction

This conference call hearing was convened in response to the tenants' application for a cancellation of a Notice to End Tenancy for Cause; to dispute an additional rent increase; to allow a tenant to reduce rent for repairs; and to recover the filing fees associated with this application.

Both parties attended the hearing and provided affirmed testimony. S.R attended for the tenants and provided sign language translating services.

Issues to be Decided

Are the tenants entitled to a cancellation of a Notice to End Tenancy?

Are the tenants entitled to a cancellation of an additional rent increase?

Are the tenants entitled to reduced rent?

Are the tenants entitled to recover the filing fee?

Background and Evidence

The rental unit consists of the upper level and part basement of a single family home. Pursuant to a verbal agreement, the tenancy started in June 2005. The current monthly rent is \$1300.00 and the tenants paid a security deposit of \$600.00.

During the submissions, the tenants agreed to withdraw their dispute for an additional rent increase.

Central to this dispute was the tenants' acquisition of pets without the landlord's consent. However, after the submissions the parties agreed to achieve a resolution to this dispute.

Analysis

Section 63 of the *Residential Tenancy Act* provides for the parties to resolve their dispute during the dispute resolution proceedings. Accordingly, the parties have agreed to the following:

- The tenancy will end on or before April 1st, 2011.
- In the event of non-compliance, the landlord is granted an Order of Possession effective April 1st, 2011.

Conclusion

I grant the landlord an Order of Possession effective April 1st, 2011. If necessary, this Order may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court. In the event of non-compliance with the *Residential Tenancy Act* until the end of the tenancy, each party will exercise their discretion to apply for dispute resolution.

Since this matter was resolved informally, I decline to make an order regarding the filing fee. 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 21, 2011.

Residential Tenancy Branch