



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

CNC, ERP, and RP

Introduction

This hearing was scheduled in response to the Tenants' Application for Dispute Resolution, in which the Tenants applied to set aside a Notice to End Tenancy for Cause and for an Order requiring the Landlord to make repairs to the rental unit.

Both parties were represented at the hearing. They were provided with the opportunity to submit documentary evidence prior to this hearing, to present oral evidence, to ask questions, and to make submissions to me.

Issue(s) to be Decided

The issues to be decided are whether the Notice to End Tenancy for Cause, served pursuant to section 47 of the *Residential Tenancy Act (Act)*, should be set aside and whether there is a need for an Order requiring the Landlord to repair the rental unit.

Background and Evidence

At the outset of the hearing the Landlord and the Tenant agreed to resolve this dispute under the following terms:

- The parties mutually agree that this tenancy will end at midnight on October 02, 2011
- The Tenants agree to vacate the rental unit by midnight on October 02, 2011
- The Tenants agree to pay the Landlord \$60.00 in rent for October of 2011
- The Tenants agree that the Landlord can retain all of their security deposit
- The Landlord agrees that he will not seek any further compensation for damage that has occurred at the rental unit prior to this date
- The Landlord agrees that he will not terminate any services currently being provided to the rental unit.

Conclusion

This dispute has been resolved by mutual consent. On the basis of that mutual agreement, I am awarding the Landlord an Order of Possession that is effective at midnight on October 02, 2011.

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: September 07, 2011.

Residential Tenancy Branch