



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **SETTLED DECISION**

Dispute Codes      For the tenants: CNC, RR, O, FF  
For the landlord: OPC, O

### Introduction

This hearing dealt with the cross applications of the parties for dispute resolution under the Residential Tenancy Act (the “Act”).

The tenants applied seeking cancellation of 1 Month Notice to End Tenancy for Cause (the “Notice”), an order allowing a reduction in rent and for recovery of the filing fee.

The landlord applied seeking an order of possession due to the issuance of the Notice.

The parties appeared and the hearing process was explained. Thereafter the parties gave affirmed testimony and were provided the opportunity to present their evidence orally and in documentary form, and to respond each to the other party, and make submissions to me.

### Settled Agreement

After discussion, the tenant and the landlord agreed to a resolution of the issues in their respective applications, as follows:

1. The tenants agree to vacate the rental unit on or before 1:00 p.m. on March 31, 2012;
2. The landlord agrees that the tenants will not be obligated for and will not pay rent and utilities, totalling \$1,700.00, for the month of March, 2012;
3. The parties agree that the landlord will be issued an order of possession, based upon the settled agreement, and that if the tenants fail to move out of the rental unit by **March 31, 2012, at 1:00 p.m.**, the landlord may serve the order of possession and seek enforcement of the order through the Supreme Court of British Columbia;
4. The parties acknowledge their understanding that there will be no decision on the merits contained in their respective applications; and

5. The parties acknowledge their understanding that this settled decision resolves the matters contained in their respective applications.

### Conclusion

The landlord and tenants have reached a settled agreement that the tenancy will end on or before **March 31, 2012, at 1:00 p.m.**

Based upon the settled agreement, as provided in section 63 of the Act, I grant the landlord an **Order of Possession** that is effective **on March 31, 2012, at 1:00 p.m.**

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to seek remedy.

This settled agreement 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: March 06, 2012.

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Residential Tenancy Branch