



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

For the tenants: CNC MNDC
For the landlord: OPC FF

Introduction

This hearing was convened as a result of the cross applications of the parties for dispute resolution under the *Residential Tenancy Act* (the "Act").

The tenants applied to cancel a 1 Month Notice to End Tenancy for Cause, and for a monetary order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement.

The landlord applied for an order of possession for Cause, and to recover the filing fee.

The tenants, the landlord and the agent for the landlord attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

- 1) The tenancy will end on October 31, 2012 at 1:00 p.m.
- 2) The tenants will provide vacant possession of the rental unit to the landlord on October 31, 2012 at 1:00 p.m.
- 3) The landlord will provide and install a new refrigerator on September 9, 2012 at noon.
- 4) The landlord will remove the old refrigerator on the same date, September 9, 2012 at noon.
- 5) The landlord will inspect the dryer in the rental unit on September 9, 2012 at noon and if it cannot be repaired, will hire at the landlord's expense, a qualified repair person to repair the dryer.

- 6) The landlord will not charge the tenants rent for the month of October, 2012.
- 7) Both parties agree not to disturb the other party for the duration of the tenancy.

Conclusion

I grant the landlord an order of possession effective **October 31, 2012 at 1:00 p.m.** The tenants must be served with the order of possession. Should the tenants fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Dated: September 05, 2012

Residential Tenancy Branch