



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

CNL, MNDC, FF

Introduction

This Hearing was convened to consider four Applications for Dispute Resolution seeking to cancel four separate Notices to End Tenancy for Landlord's Use that were issued in regards to four rental units in the same rental property with the same Landlord. The Tenants' Applications also seek compensation for damage or loss under the Act, regulation or tenancy agreement and to recover the cost of the filing fee from the Landlord. The Tenant MD's Applications relate to rental units 1, 4 and 5; the Tenant FB's Application relates to rental unit 3.

The Hearing was attended by both Tenants and an agent for the Landlords.

Preliminary Matters

The parties indicated that they had come to terms to settle these matters, but the settlement agreement was contingent upon the Tenant MD securing suitable accommodation for November 1, 2012. The Tenants stated that they were withdrawing their applications. The Landlord's agent stated that the Landlords were withdrawing the Notices to End Tenancy with the Tenants' consent. Both parties asked that I record the terms of their tentative settlement in this Decision, which are as follows:

The **tentative** terms of agreement are as follows:

1. The parties agree that the tenancies will end on November 1, 2012, **subject to the Tenant MD finding suitable accommodation for November 1, 2012.**
2. Neither of the Tenants will pay rent for the last month of their tenancies.
3. The Tenant MD will take two refrigerators, two stoves and antique light fixtures with her when the tenancies are ended.
4. The parties will perform a condition inspection at the end of the tenancies, at which time the Landlord will provide the Tenant MD a bank draft in the amount of \$9,000.00, which amount includes compensation and deals with the security

deposits and accrued interest. The bank draft will be in the name of the Tenant MD only.

5. The parties agree to release each other from any and all future claims arising from these tenancies.

I explained to the parties that I was able to accommodate their request by recording their settlement discussions, but that because the terms were conditional upon the Tenant MD finding accommodation for November 1, 2012, that I am unable to make this a binding Order.

Conclusion

The Tenants' Applications for Dispute Resolution were withdrawn.

The Landlords withdrew their Notices to End Tenancies, with the consent of the Tenants.

The parties are commended for reaching this tentative agreement.

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 28, 2012.

Residential Tenancy Branch