



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, ERP, RP, RPP

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants to cancel a 2 Month Notice to End Tenancy for Landlord's Use of Property issued on August 28, 2012, to have the landlord make repairs and emergency repairs to the unit.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions at the hearing.

Settlement Agreement

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

- 1) The parties agreed to amend the 2 Month Notice to End Tenancy for Landlords Use of Property (the, "Notice"). The amendment is to include the reason for this notice which is "The rental unit will be occupied by the landlord or the landlord's spouse or a close family member (father, mother, or child) of the landlord or the landlord's spouse."
- 2) The tenants accept the Notice as amended, the parties agreed the effective vacate date of the notice will be amended and the tenants must vacated the rental unit by November 30, 2012. The parties agreed the landlord is entitled to an order of possession. The tenants are entitled to end tenancy early under section 50 of the Act.
- 3) The landlords acknowledge the tenants are entitled to compensation as set out in section 51 of the Act.

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

Conclusion

As a result of the settlement agreement, the landlord is granted an order of possession effective November 30, 2012, at 1:00 pm.

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: October 02, 2012.

Residential Tenancy Branch