



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, FF

Introduction

This hearing was convened by way of conference call in response to an application made by the tenants for an order cancelling a notice to end tenancy for cause and to recover the filing fee from the landlords for the cost of the application.

An agent for the named landlords and both tenants attended the conference call hearing.

During the course of the hearing the parties agreed to settle this dispute on the following conditions:

1. The landlord will prepare and the parties will enter into a new fixed term tenancy agreement to expire on January 31, 2013 at 1:00 p.m. at which time the tenants will be required to vacate the rental unit;
2. The tenants will abide by the strata rules;
3. In the event that there are no issues with respect to rules and consideration of other occupants of the strata complex, the parties may enter into another fixed term tenancy agreement for 3 months, and may enter into a further fixed term tenancy agreement provided that the parties agree to it and its terms.

Conclusion

For the reasons set out above, the notice to end tenancy dated September 24, 2012 is hereby cancelled.

I order the parties to comply with the settlement agreement made at the hearing which is described above.

Since the parties have been able to settle this dispute, I decline to order that the tenants recover the cost of the filing fee from the landlords.

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: November 06, 2012.

Residential Tenancy Branch