



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

RECORD OF SETTLEMENT

Dispute Codes CNC

This hearing was convened to address a claim by the tenants for an order setting aside a notice to end this tenancy. The hearing was begun on November 1, 2012 and adjourned by consent to November 15. Both parties participated in the hearing on both dates and on November 15 the parties agreed to settle the matter at issue on the following terms:

- The tenants will clean the rental unit to the satisfaction of the landlord and will ensure that the entire unit is readily accessible should repairs or other treatment be required;
- The landlord will inspect the unit on November 30, 2012 and at that time will advise the tenants if further cleaning is required;
- The landlord will inspect the unit on December 18, 2012 and will at that time determine whether the unit has been adequately cleaned. If the unit is not cleaned to the landlord's satisfaction, the landlord may at her option serve on the tenants the enclosed order of possession together with written notice advising that the tenants have failed to adequately clean the unit and that the order is effective pursuant to the terms of this decision. If the landlord elects to serve the order of possession, she must do so no later than December 24, 2012;
- If the landlord serves the tenants with the order of possession, the tenants must vacate the rental unit by 1:00 p.m. on December 31, 2012;
- If the landlord does not serve the order of possession by December 24, 2012, the tenancy will continue.

In support of this agreement, I grant the landlord a conditional order of possession which is effective on December 31, 2012 should it be served. If the tenants do not comply with the order, it may be filed in the Supreme Court and enforced as an order of that Court.

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 15, 2012

Residential Tenancy Branch