



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

LANDLORD: OPR, MNR, MNSD, FF
TENANT: CNR, MNDC, ERP, RP, LRE, AAT, LAT, RR

Introduction

This hearing dealt with cross applications for Dispute Resolution filed by both the Landlord and the Tenants.

The Landlords filed seeking an Order of Possession, a monetary order for unpaid rent, to retain the Tenants' security deposit and to recover the filing fee for this proceeding.

The Tenants filed to obtain an order to cancel the Notice to End Tenancy and if successful; for compensation for loss or damage under the Act, regulations or tenancy agreement, for the Landlord to do emergency repairs and general repairs to the unit site or property, to restrict the Landlord's right of entry, to allow the tenants access, to allow the tenants to change the locks and for a rent reduction.

Service of the hearing documents by the Landlord to the Tenants were done by registered mail on January 23, 2013 in accordance with section 89 of the Act.

Service of the hearing documents by the Tenants to the Landlord were done by personal delivery on January 10, 2013 in accordance with section 89 of the Act.

Both parties confirmed the receipt of the other parties' hearing package.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The Tenants' agreed to move out of the rental unit by 1:00 p.m. on February 6, 2013 on the condition that the Landlord pays the Tenants \$1,400.00.
2. The Landlord agreed to pay the Tenants \$1,400.00 on the condition that the Tenants vacated the rental unit by 1:00 p.m. on February 6, 2013.
3. The Landlord said the Tenants did not have to clean the unit before moving out.

4. Both parties agreed that this arrangement is full settlement of all disputes that may arise from this tenancy.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agreed to end the tenancy on or before 1:00 p.m. on February 6, 2013. The Tenants agree to be moved out and have all their belonging removed from the unit by 1:00 p.m. February 6, 2013.

The Landlord agrees to pay the Tenants \$1,400.00 when the Tenants are completely moved out of the rental unit. Both parties agree the Tenants' move out and Landlord's payment will be on or before 1:00 p.m. February 6, 2013.

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: February 04, 2013

Residential Tenancy Branch

