



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants to cancel a 2 month notice to end tenancy for landlord use of property and to recover the cost of filing their application.

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

- 1) The landlord recognized that the notice was issued in error as she discovered that she was not entitled to end a fix term tenancy prior to the end of the term;
- 2) The parties agreed that the notice issued on April 7, 2013, has no force or effect; and
- 3) The parties agreed that the tenants are entitled to deduct \$50.00 from June 2013, rent to recover the cost of filing their application.

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

Conclusion

As a result, of the settlement agreement the 2 month notice to end tenancy for landlord use of property is cancelled.

The tenants are authorized to deduct \$50.00 from June 2013, rent to recover the cost of filing their application.

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: May 08, 2013

Residential Tenancy Branch