



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, FF

Introduction

This was a hearing with respect to the tenants' application to cancel a one month Notice to End Tenancy for cause. The hearing was conducted by conference call. The tenants and the landlords called in and participated in the hearing.

Issue(s) to be Decided

Should the Notice to End Tenancy be cancelled?

Background and Evidence

During the hearing the landlords and the tenants took part in a settlement discussion. They agreed that the tenancy will end on July 31, 2013, but the tenants may move out sooner if they find suitable accommodation before July 31, 2013.

If the tenants find accommodation and move out before the end of July the landlord's the landlords will charge only prorated rent for the month of July and will refund to the tenants the prorated rent for the portion of the month after the tenants move out of the rental unit. The landlord will have an order for possession effective July 31, 2013 after service on the tenants.

Conclusion

Pursuant to the settlement agreement made between the parties as recorded above, I grant the landlords an order for possession effective July 31, 2013, after service upon the tenants. This order may be registered in the Supreme Court and enforced as an order of that court.

Pursuant to the agreement of the parties if the tenants pay rent for the month of July, but vacate the rental unit before the end of that month, I direct that the landlord refund

to the tenants pro-rated rent for the remaining portion of the month after the tenants have fully moved from the rental unit.

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 09, 2013

Residential Tenancy Branch

