



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, O

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' agent called in and participated in the hearing.

Issue(s) to be Decided

Should the one month Notice to End Tenancy dated May 22, 2013 be cancelled?

Background and Evidence

The rental unit is a house located on an acreage in Maple Ridge. The rental unit does not include a basement suite in the house that is currently vacant. The tenancy began in April, 2012.

The landlords' agent served the tenants with a one month Notice to End Tenancy for cause on May 22, 2013. The tenants applied to dispute the Notice to End Tenancy on May 30, 2013.

I heard testimony from the landlord's representative concerning the grounds for issuing the Notice to End Tenancy and I heard from the tenants concerning the grounds for ending the tenancy and concerning the landlord's conduct and the condition of the rental property at the commencement of the tenancy. The tenants testified about work they have done to the rental property and their disagreement with the grounds alleged for ending the tenancy. I also heard from the landlord's representative about what he claimed was unauthorized work performed by the tenant and about building materials improperly stored on the property.

Conclusion

After I heard from the parties, I offered them an opportunity to discuss the prospects for a settlement of the tenants' application and the issues with respect to the tenancy. As a result of those discussions the parties agreed that the tenancy will end on September 30, 2013 and the landlord will have an order for possession effective on that date.

The tenants agreed that they will collect all the building materials and items on the rental property and stored in and around the house that do not belong to the tenants and place them near the driveway so that the landlord may pick them up and dispose of them. The tenants agreed to have these items ready for pick up by Monday, June 24, 2013. The tenants also agreed to dismantle the fire pit on the property

Pursuant to the agreement of the parties, I grant the landlords an order for possession effective September 30, 2013, after service on the tenants. This order may be registered 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: June 20, 2013

Residential Tenancy Branch