



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, OLC, RP and FF

Introduction

This hearing was convened on the tenants' application of June 12, 2013 seeking a variety of remedies arising from renovation work to the rental building and, in particular, the impact of the work on the quiet enjoyment of tenants.

Settlement Agreement

Section 63 of the Act provides that"

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.
- (2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or an order.

In the present matter, the parties opted to avail themselves of the opportunity to settle this dispute under the following terms:

1. The tenant agrees that the tenants will vacate the rental unit no later than 1 p.m. on August 2, 2013 and that the landlord will be issued with an Order of Possession, enforceable through the Supreme Court of British Columbia effective on that date;
2. The landlord agrees that, in exchange for vacating the rental unit on the specified date, the tenants will not be required to pay rent for August 2013.

3. This agreement constitutes full settlement of all issues raised in the tenants' application; however, the parties remain otherwise obliged to honor the rental agreement and residential tenancy legislation.

Conclusion

The landlord's copy of this decision is accompanied by an Order of Possession, enforceable through the Supreme Court of British Columbia, to take effect at 1 p.m. on August 31, 2013, for service on the tenants.

The tenants are relieved of the need to pay rent for August 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: July 11, 2013

Residential Tenancy Branch

