



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: CNL, MT, OPR, OPL, MNR, FF

Introduction:

The tenants applied for an Order to cancel a Landlord Use Notice to End the Tenancy dated July 23, 2013 with an effective date of September 30, 2013. The landlords have applied for an Order for Possession and monetary Order for unpaid rent pursuant to the same Notice.

Facts:

A hearing was conducted in the presence of both parties. A tenancy began on October 1, 2012 with rent in the amount of \$ 1,480.00 due in advance on the first day of each month. There was a security deposit paid but the landlords returned it on March 8, 2013.

Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) as follows:

- a. The parties have agreed to end the tenancy effective January 7, 2014 at 1:00 PM,
- b. The tenants agree to pay the landlords full rent for September, October, November amounting to \$ 1,480.00 per month and the 1st seven days of December amounting to \$ 334.18 as consideration for this settlement,
- c. The tenants will not pay any rent for the period of December 8, 2013 through January 7 2014 and

- d. The parties shall treat each other respectfully for the duration of the tenancy.

Conclusion:

As a result of the settlement I have granted the landlords an Order for Possession effective January 7, 2014 at 1:00 PM. This order may be enforced in the Supreme Court of B.C. I Order the tenants to pay all of the rent for September, October and November as well as the first seven days in December 2013. The tenants will not pay any rent for the period of December 8, 2013 through January 7, 2014. The tenants must be served with this Order and decision as soon as possible. There shall be no order as to reimbursement of the filing fee herein to either party. I have cancelled the Notice to End the Tenancy dated July 23, 2013 with an effective date of September 30, 2013. I have dismissed the landlords' application for a monetary Order with leave to reapply should the tenants fail to pay any applicable rent.

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: October 29, 2013

Residential Tenancy Branch

