



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC ERP RP

Introduction

This hearing was convened as a result of the tenants' application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The tenants applied to cancel a 1 Month Notice to End a Tenancy for Cause, for an order directing the landlord to make emergency repairs for health or safety reasons, and for an order directing the landlord to make repairs to the unit, site or property.

The tenants, the landlord and a witness for the landlord attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

At the outset of the hearing, the tenants agreed to vacate the rental unit which resulted in a mutually settled agreement described below.

Settlement Agreement

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

1. The tenants agree not to disturb other occupants or the landlord for the remainder of the tenancy.
2. The tenants agree not to turn on their music for the remainder of the tenancy.
3. The tenants agree not to cross the common area lawns with their bicycles or motorcycles for the remainder of the tenancy.
4. The tenants agree to find a temporary home for their snake by **October 23, 2013 at noon.**
5. The parties agree that the tenancy will end on **November 30, 2013 at 1:00 p.m.** The landlord is granted an order of possession **effective November 30, 2013 at 1:00 p.m.**, which the landlord must serve on the

tenants. The landlord agrees to permit the tenants to vacate earlier than November 30, 2013 if the tenants are able to find a new residence before that date.

6. The parties agree that the landlord will give the tenants access to their personal boxes for one hour with 24 hour prior notice.
7. The tenants agree not to attend the middle common area unless in accordance with #6 above, for the remainder of the tenancy.

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

Conclusion

I order the parties to comply with the terms of their settlement agreement.

I grant the landlord an order of possession effective November 30, 2013 at 1:00 p.m. This order must be served on the tenants. This order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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 21, 2013

Residential Tenancy Branch