



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

LANDLORD: OPC, FF
TENANTS; CNC, MNDC, RP, LRE, RR, FF

Introduction

This hearing dealt with cross applications for Dispute Resolution filed by both the Landlord and the Tenants.

The Landlord filed seeking an Order of Possession and to recover the filing fee for this proceeding.

The Tenants filed seeking an Order to cancel the Notices to End Tenancy, for compensation for loss or damage under the Act, regulations or tenancy agreement, for repairs to the unit, to set condition on the Landlord's right of entry, for a reduced rent and to recover the filing fee for this proceeding.

Service of the hearing documents by the Landlord to the Tenants were done by personal delivery on November 17, 2013, in accordance with section 89 of the Act.

Service of the hearing documents by the Tenants to the Landlord were done by personal delivery on November 4, 2013, in accordance with section 89 of the Act.

Both parties confirmed receiving the other parties Hearing Packages.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The Tenants agreed to move out of the rental unit on or before January 31, 2014.
2. Both parties agreed if the Tenant found a new rental unit prior to January 31, 2014 the Tenant could move out without giving the Landlord the proper 30 day

written notice to end the Tenancy. The parties agreed the Tenants could move out early.

3. Both parties agreed the Landlord would return the Tenants' security deposit of \$500.00 at the end of the tenancy or when the Tenants moved out of the rental unit.
4. The Tenant agreed to give the Landlord their forwarding address in writing at the end of the tenancy.
5. Both parties are at leave to make additional applications if they so want to.
6. The Landlord will receive an Order of Possession with an effective vacancy date of January 31, 2014.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenants agreed to the above arrangement to settle applications A and B.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agreed to end the tenancy on January 31, 2014, as per the above arrangement.

The Landlord has received an Order of Possession with an effective vacancy date of January 31, 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: November 26, 2013

Residential Tenancy Branch