



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 529114 B.C. Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC

Introduction

This hearing was convened by way of conference call concerning an application made by the tenants for an order cancelling a notice to end tenancy for cause.

Both tenants and the named landlord attended the hearing on its first day, and the named landlord also attended as agent for the landlord company. The landlord also called 4 witnesses.

The tenants requested an adjournment after the hearing had commenced stating that they could not pick up the landlord's evidence package at the local postal facility until July 4, 2014 and requested time to go over it with legal counsel.

The landlord advised that the tenant had not provided the landlord with any of the evidence that was provided to the Residential Tenancy Branch.

The adjournment was granted and both parties were ordered to provide to the Residential Tenancy Branch all evidence that they intended to rely on by 4:00 p.m. on July 11, 2014 and to each other by 4:00 p.m. July 13, 2014. No further evidence was received by me prior to that date and time.

On the second day of the hearing, the landlord again attended and as agent for the landlord company and one of the tenants attended assisted by another party. The other tenant did not attend but was able to hear the tenant by way of an internet video link from the rental unit to the location of that tenant.

During the course of the second day of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The landlords will have an Order of Possession effective July 31, 2014 at 1:00 p.m. and the tenancy will end at that time;

2. The parties will participate in a move-out condition inspection report on July 31, 2014 at 12:00 noon without the necessity of the landlord providing the tenants with 2 opportunities to do so.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlords effective July 31, 2014 at 1:00 p.m.

I further order the parties to comply with the settlement agreement set out above by participating in the move-out condition inspection report on July 31, 2014 at 12:00 noon or sooner if the parties mutually agree, without the necessity of the landlords providing the tenants with 2 opportunities to participate.

This order is final and binding and may be enforced.

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 16, 2014

Residential Tenancy Branch

