



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

For the tenants: CNC OLC FF
For the landlord: OPC FF

Introduction

This hearing was convened as a result of the cross applications of the parties under the *Residential Tenancy Act* (the “Act”).

The landlord applied for an order of possession based on 1 Month Notice to End Tenancy for Cause (the “1 Month Notice”) and to recover the filing fee. The tenants applied to cancel the 1 Month Notice, for an order directing the landlord to comply with the *Act*, regulation or tenancy agreement, and to recover the filing fee.

The tenants and 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.

Settlement Agreement

During the hearing, the parties agreed to settle all matters related to their respective applications, on the following conditions:

1. The parties agree that the tenancy will end on **October 31, 2014 at 1:00 p.m.**
2. The landlord is granted an order of possession effective **October 31, 2014 at 1:00 p.m.** The landlord must serve the tenants with the order of possession.

3. The parties agree that the tenants surrender their full security deposit of \$450.00 to the landlord towards October 2014 rent of \$900.00, leaving a balance owing for October 2014 rent in the amount of \$450.00 plus cable charges due October 1, 2014.
4. The parties agree that the landlord will provide prior written notice to the tenants in accordance with section 29 of the *Act* prior to entering the rental unit.
5. The parties agree that the tenants will arrange to have their guinea pig, cage and related supplies removed from the rental unit by **Saturday, September 20, 2014 by 4:00 p.m.**
6. The parties agree to meet at the rental unit for the purposes of participating in and completing an outgoing condition inspection report on **October 31, 2014 at 1:00 p.m.**

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 mutually settled agreement described above.

The landlord has been granted an order of possession which must be served on the tenants. The order of possession may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

As the filing fees of the parties offset one another, I do not grant either party the recovery of their respective filing fees.

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: September 12, 2014

Residential Tenancy Branch

