



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Gecko Properties Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNL

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 landlord's use of property.

Both tenants and an agent for the landlord company attended the hearing.

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

1. The landlord will have an Order of Possession effective March 31, 2015 at 1:00 p.m. and the tenancy will end at that time;
2. The tenants will pay to the landlord the sum of \$680.85 for rent for January, 2015 and the monthly rental amount of \$817.50 for February, 2015;
3. The tenants will pay no rent for the month of March, 2015 as compensation provided by the *Residential Tenancy Act*;
4. If the rent for January and February, 2015 is not paid within a reasonable time, the landlord will be at liberty to issue a notice to end the tenancy for unpaid rent.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective March 31, 2015 at 1:00 p.m. and the tenancy will end at that time.

I further order the tenants to pay the rent for January and February, 2015 as set out above. If the tenants fail to do so within a reasonable time, the landlord will be at liberty to issue a notice ending the tenancy earlier for non-payment of rent.

I further order that the tenants are not required to pay rent for the month of March, 2015 as compensation required under the *Residential Tenancy Act*.

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: February 03, 2015

Residential Tenancy Branch

