



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, FF

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 and to recover the filing fee from the landlord for the cost of the application.

The parties attended the scheduled hearing on April 16, 2015 and the matter was adjourned to this date with an Interim Order made that parties exchange evidence by a date and time specific.

The landlord and one of the tenants attended the hearing on both dates, and the tenant represented the other named tenant.

During the course of the hearing, the parties agreed to settle this dispute in the following terms:

1. The tenants will not pay rent for the month of May, 2015 as compensation required under the *Residential Tenancy Act*;
2. The tenancy will end on May 31, 2015 at 1:00 p.m.;
3. The parties or their agents will conduct a move-out condition inspection report on May 31, 2015 at 1:00 p.m. without the necessity of the landlord providing the tenants with notice, or at another time mutually agreed to by the parties in writing or by email;
4. The landlord will reimburse the \$50.00 filing fee to the tenants.

Conclusion

For the reasons set out above, the tenants' application to cancel the 2 Month Notice to End Tenancy for Landlord's Use of Property is hereby dismissed without leave to reapply.

I hereby order, by consent, that the tenancy will end on May 31, 2015 at 1:00 p.m.;

I further order the parties to conduct the move-out condition inspection report on May 31, 2015 at 1:00 without the necessity of the landlord providing further notice to the tenants, unless the parties otherwise agree in writing or by email, by consent;

I hereby order that the tenants not pay rent for the month of May, 2015 as compensation required under the *Residential Tenancy Act*.

I further order the landlord to reimburse the tenants \$50.00, by consent.

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: April 21, 2015

Residential Tenancy Branch

