



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

Tenant OLC, RR
Landlord OPC, MNR, 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, a monetary order for unpaid rent or utilities and to recover the filing fee for this proceeding.

The Tenant filed to obtain an order to cancel the Notice to End Tenancy and for a rent reduction for repairs, services or facilities agreed upon but not provided.

Service of the hearing documents by the Landlord to the Tenants were done by personal delivery on May 13, 2015 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 April 21, 2015, in accordance with section 89 of the Act.

Both parties confirmed the receipt of the other parties' hearing package.

Issues to be Decided

Landlord:

1. Is the Landlord entitled to an Order of Possession?
2. Is there unpaid rent or utilities and if so how much?
3. Is the Landlord entitled to compensation for unpaid rent or utilities and if so how much?

Tenant:

1. Is the Tenant entitled to an order to cancel the Notice to End Tenancy?
2. Is the Tenant entitled to a rent reduction for repairs, services or facilities agreed to but not provided?

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

1. the Tenants and the Landlord agreed to end the tenancy on June 30, 2015 at 1:00 p.m.
2. the Tenant agreed to pay the Landlord \$950.00 and to allow the Landlord to retain their security deposit of \$550.00 as full settlement of both the Landlord's application and Tenants' application.
3. The Landlord agreed to accept \$950.00 and the Tenants' security deposit as full settlement of both their applications.
4. The Landlord will receive an Order of Possession with an effective vacancy date of June 30, 2015 at 1:00 p.m.
5. The Landlord will receive a monetary order for \$950.00 which the parties agreed will be paid on June 30, 2015.

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.

As no further action is required on these files, the files are closed.

Conclusion

The Parties agreed to end the tenancy on June 30, 2015 as per the above arrangement.

The Landlord has received an Order of Possession with an effective vacancy date of June 30, 2015.

The Landlord has received a monetary order for \$950.00

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: June 09, 2015

Residential Tenancy Branch

