



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, CNL, FF

### Introduction

This hearing was convened in relation to the tenants' applications pursuant to the *Residential Tenancy Act* (the Act) for:

- cancellation of the landlords' 1 Month Notices to End Tenancy for Cause (the 1 Month Notices) pursuant to section 47;
- cancellation of the landlords' 2 Month Notices to End Tenancy for Landlord's Use of Property (the 2 Month Notices) pursuant to section 49; and
- authorization to recover their filing fees for these applications from the landlords pursuant to section 72.

There are four applications before me brought by the tenants in separate tenancies within the same residential property. These hearings were joined pursuant to rule 2.10 of the *Residential Tenancy Branch Rules of Procedure* (June 2014).

The tenant ALR attended the hearing. ALR confirmed that she was acting on behalf of all the tenants. The landlord KK appeared. KK confirmed that she was acting on behalf of TK.

The parties appeared at the teleconference to inform me that they had reached a settlement. The parties asked that I record their settlement as a decision of the Residential Tenancy Branch.

### Analysis

Pursuant to section 63 of the Act, if the parties settle their dispute, the settlement may be recorded in the form of a decision or an order. The parties achieved a resolution of their dispute in advance of the hearing.

The parties reached an agreement to settle their disputes under the following final and binding terms:

1. The tenants agreed to withdraw their applications.
2. The landlords agreed to withdraw the 1 Month Notice.
3. The tenants agreed to vacate the rental units on or before one o'clock in the afternoon on 7 November 2015.
4. The landlords agreed that no rent would be payable by the tenants for their use and occupancy of the rental unit 1 November 2015 to 7 November 2015.
5. The tenants acknowledged that they had received their compensation pursuant to subsection 51(1) of the Act.

Each person in attendance stated that she understood the terms of this agreement and agreed to it. ALR confirmed she had authority to bind the remaining tenants to this settlement. The landlord KK confirmed she had authority to bind the landlord TK to this settlement. The parties agreed that these particulars comprise the full and final settlement of all aspects of their disputes for both parties.

### Conclusion

The tenants' applications are withdrawn. The landlord's 1 Month Notices are cancelled.

The attached orders of possession are to be used by the landlords if the tenants do not vacate the rental premises in accordance with their agreement. The landlords are provided with these orders in the above terms and the landlords should serve the tenants with these orders so that the landlords may enforce the orders in the event that the tenants do not vacate the premises by the time and date set out in their agreement. Should the tenants fail to comply with these orders, these orders may be filed and enforced as an order of the Supreme Court of British Columbia.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under subsection 9.1(1) of the Act.

Dated: October 28, 2015

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Residential Tenancy Branch