



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MT, CNL, MNDC, FF

Introduction

This hearing was convened by way of conference call concerning an application made by the tenants for more time to dispute a notice to end the tenancy; for an order cancelling a notice to end the tenancy for landlord's use of property; for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; and to recover the filing fee from the landlord for the cost of the application.

The tenants attended the hearing, albeit about 10 minutes late. The landlord attended the hearing more than 30 minutes late while one of the tenants was giving oral testimony.

The hearing did not conclude in the time allotted and was adjourned to later in the day to continue, at which time all parties appeared again. All parties gave affirmed testimony and were given the opportunity to question each other with respect to the testimony and evidentiary material provided.

During the course of the hearing the tenants testified that they vacated the rental unit on September 13, 2015.

Further, the landlord advised that an application for dispute resolution has been filed by the landlord and is currently scheduled for hearing on April 7, 2016.

At the conclusion of the hearing, the parties agreed to settle both disputes in the following terms:

1. The tenants will have a monetary order in the amount of \$595.04 in full satisfaction of the tenants' claim herein;
2. The landlord withdraws the application for dispute resolution that is currently scheduled to be heard on April 7, 2016 and that hearing is cancelled;
3. This settlement is in full satisfaction of any and all claims by either party with respect to this tenancy.

Conclusion

For the reasons set out above, and by consent,

I hereby join this dispute with the Landlord's Application for Dispute Resolution for Dispute Resolution that is scheduled for April 7, 2016 and the frontal page of this Decision has been amended to reflect the style of cause for both applications.

I hereby grant a monetary order in favour of the tenants as against the landlord pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$595.04.

I further order that this order is in full satisfaction of any and all claims by either party with respect to the tenancy.

I further order that the hearing scheduled for April 7, 2016 is hereby cancelled.

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: November 05, 2015

Residential Tenancy Branch

