



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, LRE

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 the tenancy for cause and for an order suspending or setting conditions on the landlord's right to enter the rental unit.

The landlord and one of the tenants attended the hearing. The tenant advised that the other named tenant has vacated the rental unit and is no longer a party to this application.

During the course of the hearing the landlord advised that he wanted the rental unit for his own purposes, and the parties agreed to settle this dispute in the following terms:

- The landlord will have an Order of Possession effective February 1, 2016 at 1:00 p.m. and the tenancy will end at that time;
- The landlord will provide the tenant with the equivalent of one month's rent by way of rent abatement or by other means on or before February 1, 2016;
- The tenant withdraws the application for an order suspending or setting conditions on the landlord's right to enter the rental unit.

Conclusion

For the reasons set out above, the tenants' application for an order suspending or setting conditions on the landlord's right to enter the rental unit is hereby dismissed as withdrawn.

I hereby grant an Order of Possession in favour of the landlord effective February 1, 2016 at 1:00 p.m. and the tenancy will end at that time.

I further order the landlord to provide the tenant with the equivalent of one month's rent by way of rent reduction, or by some other means on or before February 1, 2016.

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 25, 2015

Residential Tenancy Branch

