



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes For the tenants: CNC, FF
For the landlord: OPC, FF

Introduction

This hearing was convened as the result of the applications for dispute resolution under the Residential Tenancy Act ("Act") by each party.

The tenants applied for an order cancelling the landlords' 1 Month Notice to End Tenancy for Cause ("Notice") and for recovery of the filing fee paid for this application.

The landlords applied for an order of possession for the rental unit pursuant to the Notice and for recovery of the filing fee paid for this application.

The tenants, the tenants' advocate, and the landlords attended the hearing and an immediate mediated discussion occurred, resulting in the parties agreeing to mutually resolve their respective applications. The parties also agreed that I would record their settlement.

Words utilizing the singular shall also include the plural and vice versa where the context requires.

Settled Agreement

The parties agreed to a mutual settlement under the following terms and conditions:

1. The tenants agree to vacate the rental unit by 1:00 p.m. on April 30, 2016;
2. The tenants understand the landlords are being issued an order of possession for the rental unit, based upon the settled agreement, and that if the tenants fail to vacate the rental unit by 1:00 p.m., April 30, 2016, the landlords may serve the order of possession on the tenants for enforcement

- purposes, with the understanding that costs of such enforcement are subject to recovery against the tenants; and
3. The parties acknowledge their understanding that this settled Decision resolves the matters contained in the parties' respective applications and that no finding is made on the merits of either application for dispute resolution or the landlords' Notice.

Conclusion

The tenants and the landlords have reached a settled agreement as outlined above.

This settlement agreement was reached in accordance with section 63 of the Act. The parties are bound by the terms of this agreement, as well as by the continuing terms of their tenancy agreement and the Act. Should either party violate the terms of this settled agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to seek remedy.

This decision recording the parties' settled agreement 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: December 21, 2015

Residential Tenancy Branch

