



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding VANCOUVER EVICTION SERVICES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC, FF

Introduction

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

- an order of possession for cause pursuant to section 55; and
- authorization to recover their filing fee for this application from the tenant pursuant to section 72.

The individual landlord and co-landlord attended with their agent. The tenant BF attended.

In the course of the hearing the parties were able to agree to a conditional continuation of this tenancy.

Analysis

Pursuant to section 63 of the Act, an arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

During this hearing, the parties reached an agreement to settle their dispute under the following final and binding terms:

1. The landlords agreed to withdraw their application.
2. The landlords agreed to withdraw the 1 Month Notice.
3. The tenants agreed to continue to maintain and improve upon their good conduct in the tenancy.

4. If, in the landlords' opinion, the tenants are not meeting the standard of conduct established in paragraph three of this agreement, the landlords agreed to advise the tenants on or before 31 May 2016 of their intent to end the tenancy.
5. If the landlords advise the tenants of the landlords' intent to end the tenancy, the tenants agreed to provide possession of the rental unit to the landlords on or before one o'clock in the afternoon on 30 June 2016.

The parties stated that they understood the terms of this agreement and that they agreed to it. The parties agreed that these particulars comprise the full and final settlement of all aspects of their disputes for both parties.

Conclusion

The landlords' application is withdrawn. The landlords' 1 Month Notice is withdrawn.

The landlords are provided with a formal copy of an order of possession to be used at the landlords' discretion and effective 30 June 2016. Should the tenant(s) fail to comply with this order, this order 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: March 03, 2016

Residential Tenancy Branch

