



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes            CNC, OPC, MNDC, FF

### Introduction:

The tenants have applied for an Order to cancel a Notice to End the Tenancy for Cause dated January 27, 2016 as well as seeking a monetary Order for compensation for a breach of the covenant of quiet enjoyment. The landlords cross applied for an Order for Possession and a monetary Order for compensation for the costs attributed to additional occupants.

### Facts:

A hearing was conducted in the presence of both parties. A tenancy began on October 5, 2015 with rent in the amount of \$ 1,200.00 due in advance on the first day of each month. The tenants paid a security and pet deposit amounting to \$ 1,200.00 before the tenancy began.

### Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) as follows:

- a.     The parties have agreed to end the tenancy effective April 30, 2016 at 1:00 PM, and
- b.     The tenants rent for April 2016 will be reduced to the amount of \$ 600.00 as consideration for this settlement.

### Conclusion:

As a result of the settlement I have granted the landlords an Order for Possession effective April 30, 2016 at 1:00 PM. This order may be enforced in the Supreme Court of B.C. There shall be no order as to reimbursement of the filing fee to either party herein as it was not a term of the settlement. I have dismissed all of the landlords' and tenants' other claims herein. The parties are cautioned to deal with the security deposit in compliance with section 38 of the Act.

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: March 21, 2016

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Residential Tenancy Branch

