



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

SETTLEMENT AGREEMENT

Dispute Codes CNC O OLC

Introduction

This hearing dealt with the tenants' application to cancel two notices to end tenancy and an order that the landlord comply with the Act, regulation or tenancy agreement. The tenants and the landlord participated in the teleconference hearing.

Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

- 1) the tenants agree to withdraw their application;
- 2) the landlord agrees to withdraw the notices to end tenancy;
- 3) the parties agree not to pursue dispute resolution regarding any incidents occurring prior to March 24, 2016;
- 4) the parties agree that the tenancy will end on or before July 31, 2016;
- 5) the tenants agree that if they intend to vacate the rental unit prior to July 31, 2016, they will give the landlord one month's clear notice in writing; and
- 6) the parties agree that they will comply with the Act, the regulation and the tenancy agreement, and in particular the landlord will protect the tenants' right to quiet enjoyment, as per section 28 of the Act.

Conclusion

I grant the landlord an order of possession effective July 31, 2016. The tenants must be served with the order of possession. Should the tenants fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement,

the tenancy agreement or the Act, it is open to the other party to take steps under the Act to end the tenancy or apply for monetary compensation or other orders under the Act.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Dated: March 29, 2016

Residential Tenancy Branch