



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes LANDLORD: MNDC, FF
TENANT: LRE, LAT, MNDC

Introduction

This hearing dealt with cross applications for Dispute Resolution filed by both the Landlords and the Tenants.

The Landlords filed seeking a monetary order for compensation for damage or loss under the Act, the regulations or the tenancy agreement and to recover the filing fee for this proceeding.

The Tenants filed seeking a monetary order for compensation for damage or loss under the Act, the regulations or the tenancy agreement, to restrict the Landlords' right of entry to the rental unit and to change the locks on the rental unit.

Service of the hearing documents by the Landlords to the Tenants were done by personal delivery on February 19, 2016, in accordance with section 89 of the Act.

Service of the hearing documents by the Tenants to the Landlords were done by registered mail on January 22, 2016 and the amended documents were served by registered mail on February 22, 2016 in accordance with section 89 of the Act.

The Tenants and the Landlords confirmed that they had received the other party's hearing packages.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the Landlords and Tenants agreed to end the tenancy on June 30, 2016 at 1:00 p.m.
2. the Landlords agreed to compensate the Tenants the June, 2016 rent of \$1,375.00 for free as the Tenants agreed to end the tenancy on June 30, 2016.

3. the Landlords agreed to comply with the Act, regulations and tenancy agreement with regard to 24 hour Notices to enter the rental unit and for inspections of the rental unit.
4. the Landlords and Tenants agreed all communications between them would be done by email from now until the end of the tenancy.
5. the Landlords will receive an Order of Possession with an effective vacancy date of June 30, 2016 at 1:00 p.m.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlords and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agreed to end the tenancy on June 30, 2016 as per the above arrangement.

The Landlords have received an Order of Possession with an effective vacancy date of June 30, 2016 at 1:00 p.m.

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 08, 2016

Residential Tenancy Branch