



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, CNR, FF

This hearing dealt with two related applications. One was the landlords' application for an order of possession based upon a 10 Day Notice to End Tenancy for Non-Payment of Rent and a monetary order. The other was the tenants' application for an order setting aside the notice to end tenancy. Both parties appeared and had an opportunity to be heard.

The parties agreed that the tenants have lived in this unit since 1998 and over the course of time have had several different landlords.

The landlords and the tenants agreed that the tenants signed a tenancy agreement with the previous owner on January 1, 2001. At that time they paid a security deposit of \$340.00 and a pet damage deposit of \$50.00.

The landlords bought this unit on January 1, 2005. Pursuant to section 93 of the *Residential Tenancy Act*, the security deposit, the pet damage deposit, and the obligations of the landlords regarding the deposits were transferred to the new owner. The landlords confirmed that they continue to hold both deposits.

After discussion the parties agreed that:

- The tenancy will end at **1:00 pm, May 31, 2016**, and an order of possession will be granted to the landlords for that date.
- The tenants will may the May rent on or before May 1, 2016.
- The landlords will give the tenants a positive letter of reference before the end of April, 2016.
- As of the date of the hearing there are no arrears of rent.

- Each party will bear their own cost for filing their respective applications.

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: April 22, 2016

Residential Tenancy Branch