



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

For the tenants: CNC MNDC LRE LAT FF

For the landlords: OPC OPB FF

Introduction

This hearing was convened as a result of the cross applications of the parties under the *Residential Tenancy Act* (the “Act”).

The landlords applied for an order of possession based on two 1 Month Notices to End Tenancy for Cause dated May 20, 2016 and May 21, 2016 (the “1 Month Notices”) and to recover the cost of the filing fee. The tenants applied to cancel both 1 Month Notices, for a monetary order for compensation for damage or loss under the *Act*, regulation or tenancy agreement, for an order restricting the landlords’ right to enter the rental unit, for an order authorizing the tenants’ to change the locks to the rental unit, and to recover the cost of the filing fee.

The landlords and tenants attended the teleconference hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

Settlement Agreement

During the hearing, the parties agreed to settle all matters related to their respective applications, on the following conditions:

1. The parties agree that the tenancy will end no later than **September 14, 2016 at 1:00 p.m.**

2. The landlords are granted an order of possession **effective September 14, 2016 at 1:00 p.m.** The landlords must serve the tenants with the order of possession.
3. The parties agree that if the tenants find a new rental unit earlier than September 14, 2016 the landlords will allow the tenants to move out early.
4. The parties agree to withdraw their respective applications as part of this mutually settled agreement.
5. The parties agree to communicate in a civil matter for the remainder of the tenancy.

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

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The landlords have been granted an order of possession which must be served on the tenants. The order of possession may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: June 24, 2016

Residential Tenancy Branch