



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding WALL FINANCIAL CORPORATION  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      CNL FF

### Introduction

This hearing was convened as a result of the tenants' application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The tenants applied to cancel a 2 Month Notice for Landlord's Use of Property dated June 24, 2016 (the "2 Month Notice") and to recover the cost of the filing fee.

The tenants, legal counsel for the tenants and an agent for the landlord attended the hearing which was held by teleconference. 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.

Neither party raised any concerns regarding the service of documentary evidence.

### Settlement Agreement

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

1. The parties agree that the tenants will vacate the rental unit 311 by **September 30, 2016 by 5:00 p.m.** for the sole purpose of allowing the landlord full access to renovate the rental unit.
2. The parties agree that the tenants will be temporarily provided free accommodation in unit 103 by the landlord while renovations are completed in rental unit 311 which is expected to be completed by the landlord by December 2016.
3. The parties agree that the landlord will provide a one-time rent reduction in the amount of **\$500.00** as a moving allowance to the tenants which will be deducted from the first month's rent once the rental unit 311 is completed and the tenants have moved back into the rental unit 311.

4. The parties agree that a new tenancy agreement will be signed once the rental unit 311 renovations are completed which will be \$2,000.00 per month due on the first day of each month and will include one underground parking stall and will be a fixed term tenancy of two years, reverting to a month to month tenancy after that.
5. The parties mutually agree to withdraw the 2 Month Notice dated June 24, 2016 as part of this mutually settled agreement.
6. The tenants agree to withdraw their application in full as part of this mutually settled agreement and waive the cost of the filing fee.

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

### Conclusion

I order the parties to comply with their settlement agreement described above.

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: August 25, 2016

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Residential Tenancy Branch

