



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### Dispute Codes

LANDLORD: OPC

TENANT: CNC, ERP, RP, LAT, LRE, MNDC, FF

### Introduction

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

The Landlords filed seeking to end the tenancy and for an Order of Possession.

The Tenant filed to obtain an order to cancel the Notice to End Tenancy and if successful; for the Landlord to do emergency repairs and general repairs to the unit site or property, to restrict the Landlord's right of entry to the rental unit, to change the locks on the rental unit and to recover the filing fee for this proceeding.

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

1. the Landlords and Tenant agreed to end the tenancy on November 30, 2016 at 1:00 p.m.
2. the Landlords agreed the Tenant would not have to pay rent for the months of October, 2016 and November, 2016.
3. the Landlords and Tenant agreed that at the end of the tenancy the Landlords would retain \$300.00 of the Tenant's security deposit and the balance of \$300.00 of the security deposit would be returned to the Tenant.
4. Both parties agreed this settlement agreement is full and final settlement of all disputes between them regarding this tenancy and no more applications for dispute resolution will be made regarding this tenancy.

5. the Landlords will receive an Order of Possession with and effective vacancy date of November 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 Tenant 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 November 30, 2016 as per the above arrangement.

The Landlords have received an Order of Possession with an effective vacancy date of November 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: September 26, 2016

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Residential Tenancy Branch