



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, MNDC, FF, O
 CNC, MNDC, FF

Introduction

This hearing was convened by way of conference call concerning applications made by the landlords and by the tenant. The landlords have applied for an Order of Possession for cause; for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; and to recover the filing fee from the tenant for the cost of the application.

The tenant has applied for an order cancelling a notice to end the tenancy for cause; for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; and to recover the filing fee from the landlords.

Both landlords and the tenant attended the hearing, and the tenant was accompanied by his spouse.

During the course of the hearing, the parties agreed to settle this dispute in the following terms:

1. The landlords will have an Order of Possession effective October 31, 2016 at 1:00 p.m. and the tenancy will end at that time;
2. The tenants will not pay rent for the month of October, 2016 in full satisfaction of the tenant's claim;
3. The landlords will not show the rental unit to prospective tenants or purchasers until after the tenancy has ended.

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlords effective October 31, 2016 at 1:00 p.m. and the tenancy will end at that time.

I further order that the tenants will not pay rent for the month of October, 2016 in full satisfaction of the tenant's monetary claim herein.

I further order that the landlords refrain from showing the rental unit to prospective tenants or purchasers until after the tenancy has ended.

I order the parties to comply with Section 38 of the *Residential Tenancy Act* with respect to the security deposit held in trust by the landlords.

This order is final and binding and may be enforced.

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 29, 2016

Residential Tenancy Branch