



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, LRE, FF

Introduction

This hearing was convened by way of conference call concerning an application made by the tenants seeking an order cancelling a notice to end the tenancy for landlord's use of property, for an order suspending or setting conditions on the landlord's right to enter the rental unit, and to recover the filing fee from the landlord for the cost of the application.

The landlord and both tenants attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. The 2 Month Notice to End Tenancy for Landlord's Use of Property is cancelled and the tenancy continues;
2. The tenancy will end on June 30, 2017 and the landlord will have an Order of Possession effective that date;
3. The landlord will install a door with a deadbolt to separate the rental unit from the landlord's portion of the rental home, being the front of the house;
4. The tenants will return a front door key to the landlord;
5. The tenants will provide the landlord with a key for the gate.

Conclusion

For the reasons set out above, and by consent, the 2 Month Notice to End Tenancy for Landlord's Use of Property is hereby cancelled.

I hereby grant an Order of Possession in favour of the landlord effective June 30, 2017 at 1:00 p.m. and the tenancy will end at that time.

I further order the parties to comply with the terms agreed to above.

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: November 10, 2016

Residential Tenancy Branch