



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION AND RECORD OF SETTLEMENT**

Dispute Codes      MT, CNL, MNR, MNDC, FF

The tenants sought to cancel the landlord's 2 month notice to end tenancy for landlord use, a monetary order for the cost of emergency repairs, a monetary order for money owed or compensation for damage or loss under the *Act, Residential Tenancy Regulation* ("*Regulation*"), or tenancy agreement and to recover the filing fee paid for the application.

Section 63 of the *Act* provides that if the parties settle their dispute during a hearing the Director may record the settlement in the form of a decision or an order. Pursuant to the above provision, discussion between the parties during the hearing led to a settlement / resolution. Specifically, the parties agreed and confirmed as follows;

1. the tenants and landlord agree that this tenancy will end no later than Thursday, December 15, 2016 at 1:00 p.m.;
2. the landlord will receive an order of possession effective December 15, 2016 at 1:00 p.m.;
3. The tenant and landlord agree that payment of \$3,500.00 will be made by the landlord or landlord's agent in two payments in accordance with the following payment plan:
  - i. The first payment in the amount of \$1,750.00 will be made before or on December 1, 2016;
  - ii. The second payment in the amount of \$1,750.00 will be made before or on December 15, 2016;
4. The tenants will receive two monetary orders as described below. The tenants consented that the tenants would not enforce a monetary order if the landlord paid within the time stipulated above.
- 5.

In order to perfect Part 3 (i) above, I grant the tenants a monetary order in the amount of \$1,750.00. The landlord must be served with this order if the landlord fails to pay the first payment as described above.

In order to perfect Part 3 (ii) above, I grant the tenants a monetary order in the amount of \$1,750.00. The landlord must be served with this order if the landlord fails to pay the second payment as described above.

The above particulars comprise **full and final settlement** of all aspects of the dispute arising from this application.

**This Decision, Monetary Orders and Settlement Agreement are final and binding on both parties.**

### Conclusion

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 21, 2016

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Residential Tenancy Branch