



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

Tenants' Application made October 7, 2016: CNR; CNL; MNSD; RR; FF; O

Landlord's Application made November 8, 2016: OPR; OPL; MNR; MNSD; FF

Introduction

These matters were scheduled to be heard by teleconference on Applications for Dispute Resolution made by both parties.

The Tenants seek to cancel two notices to end the tenancy; a rent reduction; return of the security deposit; other unspecified orders; and to recover the cost of the filing fee from the Landlord.

The Landlord seeks an order of possession; a monetary award for unpaid rent; to apply the security deposit towards his monetary award; and to recover the cost of the filing fee from the Tenants.

During the course of the Hearing, the parties came to a settlement agreement with respect to the issues. Further to the provisions of Section 63 of the Act, I hereby provide the terms of their agreement:

1. The tenancy will end by mutual agreement on December 2, 2016, at 9:00 a.m.
2. The parties agree to meet for a condition inspection at 9:00 a.m. on December 2, 2016.
3. The security deposit will be applied in accordance with the provisions of the Act.
4. The remaining issues identified on the parties' Applications are withdrawn. This settlement agreement is in full and final settlement of all matters pertaining to this tenancy, with the exception of the security deposit.

Conclusion

In support of the parties' settlement agreement reached on November 30, 2016, I hereby provide the Landlord with an Order of Possession effective 9:00 a.m., December 2, 2016. In the event that the Tenants do not provide vacant possession to the Landlord pursuant to their agreement, the Landlord may serve the Tenants with the enclosed Order of Possession and enforce the Order through the Supreme Court of British Columbia.

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: December 13, 2016

Residential Tenancy Branch