



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC MNDC OLC FF O

Introduction

This hearing was convened as a result of the Tenants' Application for Dispute Resolution, dated November 14, 2016 (the "Application"). The Tenants applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"):

- an order cancelling a notice to end tenancy for cause;
- an order for money owed or compensation for damage or loss;
- an order that the Landlord comply with the *Act*, regulations or a tenancy agreement;
- an order granting recover of the filing fee; and
- other unspecified relief.

The Tenant Z.D. attended the hearing on behalf of both Tenants. The Landlord was represented at the hearing by M.G. and J.N., it's agents. All parties giving testimony provided a solemn affirmation.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree the tenancy will end on January 31, 2017, at 1:00 p.m.
2. The Tenants agree to vacate the rental unit by January 31, 2017, at 1:00 p.m.;
3. The Landlord agrees it will take no steps to pursue the Tenants for any outstanding utility charges for heat and hot water incurred to January 31, 2017;
4. The parties agree the Tenants may deduct \$100.00 from January 2017 rent as recovery of the filing fee paid to make the Application;
5. The Tenants agree to withdraw the Application in full as part of this mutually agreed settlement.

This settlement agreement was reached in accordance with section 63 of the *Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

In support of the settlement, and with the agreement of the parties, I grant the Landlord an order of possession, which will be effective on January 31, 2017, at 1:00 p.m. The order may be filed in and enforced as an order of 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 30, 2016

Residential Tenancy Branch