



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR

Introduction

This hearing was scheduled to consider the tenants' application pursuant to the *Residential Tenancy Act* (the "Act") for cancelation of the landlords' 10 Day Notice To End Tenancy for Unpaid Rent or Utilities (the "10 Day Notice").

Both the landlords and the tenants appeared at the teleconference hearing and gave affirmed testimony. The tenants appeared with an advocate.

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

During the course of the hearing, the parties reached an agreement to settle this matter, on the following conditions:

1. the 10 Day Notice dated February 4, 2017 is cancelled;
2. the tenants will vacate the rental unit by May 31, 2017 at 6:00 p.m.;
3. the tenants will pay the rent due for March 2017 in the amount of \$650.00 by no later than March 9, 2017.
4. the tenants will pay the rent due for each of the months of April and May 2017 in the amount of \$650.00 on the first day of each month.
5. the parties agree that the landlords will be granted a condition order of possession effective two (2) days after service on the tenant(s) which will be of no force or effect if the tenants successfully comply with the above terms. If the tenants fail to comply with the above terms, the order of possession will be of full force and effect and may be served upon the tenant(s).

Conclusion

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

The landlords have been granted a conditional order of possession effective two (2) days after service on the tenants, which will be of no force or effect if the tenants successfully comply with the terms of this settlement agreement. If the tenants fail to comply with the terms of this settlement agreement, the order of possession will be of full force and effect and may be served upon the tenants.

Should the landlords need to enforce the order of possession, the landlords must serve the order of possession on the tenant(s) and the order of possession may be filed in the Supreme Court of British Columbia and enforced as an order of that Court. If the tenants successfully comply with the terms of this settlement, the tenancy will continue until May 31, 2017 at 6:00 p.m.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: March 08, 2017

Residential Tenancy Branch