



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, MNDC, ERP, PSF, RR, LAT, FF

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking the following relief:

- an order cancelling a notice to end the tenancy for cause;
- a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement;
- an order that the landlords make emergency repairs for health or safety reasons;
- for an order that the landlords provide services or facilities required by the tenancy agreement or law;
- an order reducing rent for repairs, services or facilities agreed upon but not provided;
- an order permitting the tenant to change the locks to the rental unit; and
- to recover the filing fee from the landlords for the cost of the application.

The tenant and both landlords attended the hearing, during which the parties advised that another hearing is scheduled for April 12, 2017 concerning an application made by the landlords seeking an Order of Possession.

During the course of this hearing, the parties agreed to settle this dispute in the following terms:

1. the landlords will have an Order of Possession effective April 30, 2017 at 1:00 p.m. and the tenancy will end at that time;
2. the tenant will not pay rent for the month of April, 2017;
3. the landlords will pay for any hydro bills for the rental unit to the end of the tenancy;
4. the tenant is permitted to change one lock that gives access to the rental unit and will give the older lock to the landlords as soon as it is removed;
5. the hearing scheduled for April 12, 2017 is cancelled;
6. the balance of the tenant's application is withdrawn..

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlords effective April 30, 2017 at 1:00 p.m. and the tenancy will end at that time.

I further order that the tenant will not pay rent for April, 2017, and that the landlords pay the hydro bill(s) to the end of the tenancy.

I further authorize the tenant to change one lock that gives access to the rental unit and order that the tenant give the older lock to the landlords as soon as it is removed.

I further order that the hearing scheduled for April 12, 2017 is cancelled.

The balance of the tenant's application is hereby dismissed as withdrawn.

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: March 23, 2017

Residential Tenancy Branch