

REVIEW HEARING DECISION

Dispute Codes OPR, MNR

Preliminary matters

This is a review hearing of the Landlord's Direct Request application dated March 12, 2017 and decision of March 15, 2017. The Landlord was successful in their application and received an Order of Possession and a monetary order for \$475.00. These orders are suspended pending the results of this review hearing.

Introduction

This matter dealt with an application by the Tenants for a review hearing of the Landlord's application for an Order of Possession and a monetary order for \$475.00.

The Tenant said she served the Landlord with the Review Hearing documents by personal delivery on April 6, 2017. Based on the evidence of the Tenant, I find that the Landlord was served with the Tenants' hearing package as required by s. 89 of the Act and the hearing proceeded with all parties in attendance.

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

1. the Tenants and the Landlord agree to end the tenancy by 1:00 p.m. on October 31, 2017.
2. the Landlord agrees that the Tenants do not have to pay rent for the month of October, 2017.
3. the parties agree to continue the tenancy on a use and occupancy basis with regular rent paid for May, 2017 through September, 2017.
4. the parties further agree to work cooperatively and respect each other for the balance of the tenancy.
5. the Landlord will receive an Order of Possession with an effective vacancy date of October 31, 2017.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlords and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agree to end the tenancy on October 31, 2017 as per the above arrangement.

The Landlord has received an Order of Possession with an effective vacancy date of October 31, 2017.

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: May 3, 2017.

Residential Tenancy Branch