



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, DRI, CNR, MNDC, OLD, ERP, PSF

Introduction

A hearing was convened based on cross-applications brought under the *Residential Tenancy Act* (the “Act”) based on a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated June 2, 2017 (the “10 Day Notice”).

The landlord applied for an order of possession and a monetary order for unpaid rent. The tenants applied to cancel the 10 Day Notice and to dispute a rent increase. The tenants also sought orders that the landlord comply with the Act, make emergency repairs, and provide services or facilities.

Both of the tenants attended the hearing, as did an agent of the landlord society. The hearing process was explained and the participants were asked if they had any questions. Both parties provided affirmed testimony and had the opportunity to present their evidence orally and in written and documentary form, to make submissions, and to respond to the other party.

At the outset of the hearing I advised the parties of their option to have me assist in mediating an agreement with respect to this tenancy. I further advised that any agreement would be documented in my decision pursuant to section 63 of the Act. It was made clear to the parties that there was no obligation to resolve the dispute through settlement.

Settlement

Over the course of the hearing, the parties reached an agreement to settle this matter on the terms set out below.

1. The landlords withdraw the 10 Day Notice and their application filed June 23, 2017.
2. The tenants withdraw their application filed June 6, 2017.
3. The landlords will sign the tenants' Notice of Intent to Rent no later than July 28, 2017.
4. The tenancy will continue until **1:00 pm on September 30, 2017**, provided the tenants pay rent for August and September.
5. The landlords will investigate and address the tenants' concerns with plumbing and electricity as soon as reasonably possible.

With the consent of the parties, I issue an order of possession effective September 30, 2017 in support of this settlement.

If the tenants do not comply with this settlement agreement, they may be served with the order and the order may be filed and enforced in the Supreme Court of British Columbia.

Conclusion

This matter has been settled.

The parties are bound by the terms of the agreement set out above, as well as by their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement, or the Act, it is open to the other party to take steps

under the Act to end the tenancy earlier than September 30, 2017, or apply for monetary compensation or other orders under the Act.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the *Act*.

Dated: July 27, 2017

Residential Tenancy Branch