



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes Landlord: OPR
 Tenant: CNR CNC

Introduction

This hearing dealt with cross Applications for Dispute Resolution filed by the parties under the *Residential Tenancy Act* (the “*Act*”).

The Landlord’s Application was dated May 29, 2017 (the “Landlord’s Application”). The Landlord applied for an order of possession for unpaid rent or utilities, pursuant to the *Act*.

The Tenants’ Application was received at the Residential Tenancy Branch on May 26, 2017 (the “Tenants’ Application”). The Tenants applied for an order cancelling a notice to end tenancy for unpaid rent or utilities, and an order cancelling a notice to end tenancy for cause, pursuant to the *Act*.

The parties all attended the hearing at the appointed time and provided affirmed testimony.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised on several occasions during the hearing that 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 and supporting order.

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

1. The parties agree the tenancy will end on September 30, 2017;
2. The Tenants agree to vacate the rental property by September 30, 2017;
3. The Tenants remain at liberty to provide the Landlord with written notice to end the tenancy before September 30, 2017, in accordance with section 45 of the *Act*;

4. The rights and obligations of the parties under the *Act* continue until the tenancy ends in accordance with this agreement;
5. The Landlord withdraws the Landlord's Application in full as part of this mutually agreed settlement; and
6. The Tenants withdraw the Tenants' Application in full as part of this mutually agreed settlement.

This settlement agreement was reached in accordance with section 63 of the *Act*. As this settlement agreement was reached through negotiation, I decline to grant recovery of the filing fee.

Conclusion

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

In support of the settlement described above, and with the agreement of the parties, I grant the Landlord an order of possession, effective September 30, 2017, at 1:00 p.m. This 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: July 20, 2017

Residential Tenancy Branch