



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, LRE, MNDCT, OLC

Introduction

This hearing dealt with the tenant's application pursuant to the Residential Tenancy Act (the "Act") for:

- cancellation of the landlord's 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) pursuant to section 46;
- authorization to change the locks to the rental unit pursuant to section 70;
- an order requiring the landlord to comply with the *Act*, regulation or tenancy agreement pursuant to section 62;
- a monetary award for damage or loss pursuant to section 67.

Both parties appeared at the hearing and were given a full opportunity to make submissions.

At the outset of the hearing the parties said that they had reached an agreement for all issues and requested the agreement be recorded as terms of settlement.

Analysis

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.

Both parties agreed to the following final and binding settlement of all issues currently under dispute at this time:

1. The parties agree that the tenancy will end on March 31, 2018, at 1:00 p.m.
2. The parties agree that the Tenants will pay \$1,400.00 to the Landlords, for rent for the month of March, 2018 by February 22, 2018.

3. The parties agree that the Landlord is granted a conditional order of possession effective two (2) days after service on the Tenants. The parties agree that the Landlords will not enforce the Order of Possession until March 31, 2018, unless the Tenants fail to pay the rent payments as specified in this settlement agreement.
4. This settlement agreement constitutes a final and binding resolution of the tenant's application at this hearing.

Both parties testified at the hearing that they understood and agreed to the above terms, free of any duress or coercion. Both parties testified that they understood and agreed that the above terms are legal, final, binding and enforceable, which settle all aspects of this dispute.

Conclusion

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

The Landlords have been granted a conditional order of possession effective two (2) days after service on the Tenants. This order must be served on the Tenants and may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

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: February 20, 2018

Residential Tenancy Branch