



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding NATURE CONSERVANCY OF CANADA  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNL LRE ERP FF

### Introduction

This hearing was convened pursuant to the Tenants' Application for Dispute Resolution, made on April 19, 2018 (the "Application"). The Tenants applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order cancelling a notice to end tenancy for landlord's use of property;
- an order suspending or setting conditions on the Landlord's right to enter the rental property;
- an order for compensation for emergency repairs made during the tenancy; and
- an order granting recovery of the filing fee.

The Tenants attended the hearing in person. The Landlord was represented at the hearing by T.S., an agent, and R.M., legal counsel. The Tenants and T.S. provided a solemn affirmation at the beginning of the hearing.

### Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised 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.

The parties agreed to settle this matter as follows:

1. The parties agree the tenancy will end on July 31, 2018, at 1:00 p.m.
2. The Tenants agree to vacate the rental unit no later than July 31, 2018, at 1:00 p.m.

3. The Tenants agree to remove all personal belongings and structures on the rental property, with the exception of the white single family dwelling, the brown granary, and the barn.
4. The Tenants will remove the distribution box and tank from the septic system, but will leave the septic field in place.
5. The Tenants agree to advise the Landlord of their progress with respect to removal of their personal belongings and structures on or before June 30, 2018.
6. The parties agree that this settlement agreement resolves any and all issues between them arising from the tenancy.

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

### Conclusion

I order the parties to comply with the terms of the settlement agreement set out above.

In support of the settlement, and with the agreement of the parties, I grant the Landlord an order of possession, which will be effective on July 31, 2018, at 1:00 p.m. The 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: June 4, 2018

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Residential Tenancy Branch