



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes

CNC CNR OLC FF

### Introduction

This hearing was convened as a result of the Tenants' Application for Dispute Resolution. A participatory hearing, by teleconference, was held on June 1, 2018. The Tenants applied for multiple remedies, pursuant to the *Residential Tenancy Act* (the "Act").

The Landlord and the Tenants both attended the hearing. All parties provided affirmed testimony.

### Settlement Agreement

During the hearing, a mutual agreement was discussed and the Tenants agreed to withdraw their application on all of the above grounds, and the Landlord agreed to cancel his One Month Notice.

During the hearing, a mutual agreement was discussed and the Tenants agreed to withdraw their application to cancel the Notice as long as they could have some extra time to move out, which the Landlords agreed to. Both parties agreed to the withdrawal of the Notices (10 Day and 1 Month Notices) issued thus far.

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.

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a decision:

- The Tenants will move out of the rental unit by **July 31, 2018, at 1pm.**
- No further work is to be done by the Tenants on the rental unit.
- The Tenants agree not to renovate the rental unit any further.

- The Tenants will pay \$1,300.00/month rent until the end of the tenancy, with rent being due on the first of the month.
- The Landlord cancels the One Month Notice, issued on March 11, 2018, and the 10 Day Notice issued on April 2, 2018.
- The Tenants withdraw their application in full
- These terms comprise the full and final settlement of all aspects of this dispute for both parties.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

To give effect to the settlement reached by the parties, I also grant the Landlord an Order of Possession effective July 31, 2018, at 1pm to reflect the end of tenancy.

### Conclusion

In support of the agreement described above, the landlord is granted an order of possession effective July 31, 2018, at 1pm and after service on the tenants. The Landlord may serve and enforce this Order if the Tenants fail to move out as specified above.

This Order **must** be read in conjunction with the above settlement agreement and the Landlord **must not** seek to enforce this Order on the Tenants, unless the Tenants fail to meet the conditions of this agreement.

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 01, 2018

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Residential Tenancy Branch