



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Code CNL FF

Introduction

This hearing was convened as a result of the Tenants' Application for Dispute Resolution, made on April 17, 2017 (the "Application"). The Tenants applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order cancelling a Two Month Notice to End Tenancy for Landlord's Use of Property, dated March 28, 2018; and
- an order granting recovery of the filing fee.

The Tenants and the Landlords attended the hearing at the appointed date and time. The Landlords were represented by P.H., legal counsel. All parties provided affirmed testimony.

Settlement

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

The parties agreed to settle this matter as follows:

1. The parties agree the tenancy will end on August 31, 2018, at 1:00 p.m.
2. The Tenants agree to vacate the rental unit no later than August 31, 2018, at 1:00 p.m.
3. The Landlords agree to provide the Tenants with compensation, pursuant to section 51 of the *Act*.

4. The Landlords agree to provide the Tenants with a letter of reference confirming that rent has always been paid on time and that the Tenants have maintained the rental property in good condition.
5. The Tenants agree they will not make any disparaging remarks about the Landlords to third parties.
6. The parties agree to provide each other with a copy of this Decision, signed by all parties. That is, the Tenants will provide the Landlords with a copy of this Decision signed by both Tenants, and the Landlords will provide the Tenants with a copy of this Decision signed by all three Landlords. Failure of any party to comply with this term does not invalidate the settlement agreement.

The parties' rights and obligations under the *Act* and the tenancy agreement continue until the tenancy ends in accordance with this agreement.

This settlement 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 set out above.

In support of the settlement, and with the agreement of the parties, I grant the Landlords an order of possession, which will be effective on August 31, 2018, at 1:00 p.m. The order of possession 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 8, 2018

Residential Tenancy Branch