



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, ERP, MNRT, FFT

Introduction

This hearing dealt with an Application for Dispute Resolution (the “Application”) that was filed by the Tenant under the *Residential Tenancy Act* (the “Act”), seeking cancellation of a Two Month Notice to End Tenancy for Landlord’s Use of Property (the “Two Month Notice”), an order for the Landlord to complete emergency repairs, and a Monetary Order for the cost of emergency repairs completed and paid for by the Tenants and recovery of the filing fee.

The hearing was convened by telephone conference call and was attended by the Tenants, the Landlords, and legal counsel for the Landlord, all of whom 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 pursuant to section 63 of the *Act*, I could assist the parties to reach an agreement, which would be documented in my decision and supporting orders.

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

1. The parties agreed that the tenancy will end on July 1, 2018, at 1:00 P.M.
2. The Tenants agreed to vacate the rental property by 1:00 p.m. on July 1, 2018.
3. The parties agreed that no rent is owed for June, 2018, in compliance with section 51(1) of the *Act*.
4. The parties agreed that the Tenants will pay \$267.00 to the Landlords on or before July 1, 2018, at 1:00 P.M and that this amount constitutes full and final settlement of the Tenants’ claims for recovery of the filing fee and the cost of sewer repairs, as well as all utilities owed up to 1:00 P.M. on July 1, 2018.
5. The parties understood that the rights and obligations of the parties under the *Act* continue until the tenancy ends in accordance with this agreement.

6. The Tenants withdrew their Application in full as part of this mutually agreed settlement.

This settlement agreement was reached in accordance with section 63 of the *Act*.

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, B.P., an Order of Possession, effective 1:00 P.M. on July 1, 2018. The Landlord is provided with this Order in the above terms and the Tenant F.E. must be served with **this Order** as soon as possible. Should the Tenant fail to comply with this Order, this Order may be filed in the Supreme Court of British Columbia and enforced as an Order of that Court.

In support of the settlement described above, and with the agreement of the parties, I grant the Landlord, B.P., a Monetary Order in the amount of \$267.00. The Landlord is provided with this Order in the above terms and the Tenant F.E. must be served with **this Order** as soon as possible. Should the Tenant fail to comply with this Order, this Order may be filed in the Small Claims Division of the Provincial Court 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: June 8, 2018

Residential Tenancy Branch