



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

FFL OPC OPRM-DR
CNC CNR ERP FFT LAT LRE MNDCT MNRT OLC RP RR

Introduction

This hearing was convened by way of conference call concerning applications made by 1 landlord as against 2 tenants and by the tenants as against 2 landlords. The landlord has applied for an Order of Possession and a monetary order for unpaid rent or utilities; an Order of Possession for cause; and to recover the filing fee from the tenants for the cost of the application. The tenants have applied for the following relief:

- an order cancelling a notice to end the tenancy for cause;
- an order cancelling a notice to end the tenancy for unpaid rent or utilities;
- an order that the landlords make emergency repairs for health or safety reasons;
- an order that the landlords make repairs to the unit, site or property;
- an order reducing rent for repairs, services or facilities agreed upon but not provided;
- an order permitting the tenants to change the locks to the rental unit;
- an order limiting or setting conditions on the landlords' right to enter the rental unit;
- a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement;
- a monetary order for the cost of emergency repairs;
- an order that the landlords comply with the *Act*, regulation or tenancy agreement; and
- to recover the filing fee from the landlords.

All of the parties attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. the landlords will have an Order of Possession effective at 6:00 p.m. on June 15, 2018 and the tenancy will end at that time;
2. the parties will participate in a move-out condition inspection and will complete a report as required by the *Residential Tenancy Act* commencing at 6:00 p.m. on June 15, 2018;

3. the tenants will have a monetary order in the amount of \$1,550.00 as full recovery of the security deposit and pet damage deposit and representing the full amount of rent owed to the landlords, which the landlords will pay to the tenants on June 15, 2018;
4. in the event that there are damages to the rental unit, the landlords will make a separate claim, and the landlords have a forwarding address for the tenants which will be the address for service of the tenants if the landlords have a separate claim for damages.

The parties confirmed at the end of the hearing that this agreement is made on a voluntary basis and that the parties understood the nature of this full and final settlement respecting the applications herein.

Since the parties have settled this dispute, I decline to order that either party recover the filing fees.

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlords effective at 6:00 p.m. on June 15, 2018 and the tenancy will end at that time.

I further order the parties to participate in and complete a move-out condition inspection report as required by the *Residential Tenancy Act* commencing at 6:00 p.m. on June 15, 2018.

I further grant a monetary order in favour of the tenants as against the landlords pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$1,550.00 as full recovery of the security deposit and pet damage deposit and in full satisfaction of rent owed to the landlords.

I further order that the forwarding address given by the tenants during the hearing is sufficient for providing a forwarding address in writing as required by the *Act*, and that will be the address for service of the tenants in the event that the landlords have a damage claim, unless the parties otherwise agree.

This order is final and binding and may be enforced.

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 14, 2018

Residential Tenancy Branch