



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNL ERP FFT LRE RP

### Introduction

This hearing was convened by way of conference call concerning an application made by the tenants seeking an order cancelling a notice to end the tenancy for landlord's use of property; an order that the landlord make emergency repairs for health or safety reasons; an order that the landlord make repairs to the unit, site or property; an order limiting or setting conditions on the landlord's right to enter the rental unit; and to recover the filing fee from the landlord for the cost of the application.

Both tenants and the landlord attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. the tenancy will end on November 30, 2018 and the landlord will have an Order of Possession effective that date at 1:00 p.m.;
2. the tenants will not pay rent for the month of November, 2018 as compensation required by the *Residential Tenancy Act*;
3. the landlord will give notice to enter the rental property prior to commencing any repairs.

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.

Since the parties have settled this dispute, I decline to order that the tenants recover the filing fee from the landlord.

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlord effective at 1:00 p.m. on November 30, 2018 and the tenancy will end at that time.

I further order that the tenants do not pay any rent for the month of November, 2018 as compensation required by the *Residential Tenancy Act*.

I further order that the landlord give notice to enter the rental property prior to commencing any repairs.

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: July 17, 2018

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Residential Tenancy Branch