



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding REMAX COMMERCIAL SOLUTIONS
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, MNRT

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 unpaid rent or utilities and a monetary order for the cost of emergency repairs.

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

1. the landlord will have an Order of Possession effective August 17, 2018 at 1:00 p.m. and the tenancy will end at that time;
2. the parties will participate in completing the move-out condition inspection report on August 17, 2018 at 1:00 p.m. without the necessity of the landlord providing the tenants with at least 2 opportunities to schedule the inspection;
3. the tenants' application for a monetary order is dismissed with leave to reapply;
4. the parties will attempt to resolve the issues of unpaid rent, monetary compensation to the tenants for the cost of emergency repairs, and the security deposit currently held in trust by the landlord, and any other issues that may arise from this tenancy, or will be at liberty to make further application(s).

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.

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 August 17, 2018 and the tenancy will end at that time.

I further order that the parties participate in a move-out condition inspection and complete a report in accordance with the *Residential Tenancy Act* and the regulations on August 17, 2018 at 1:00 p.m., without the necessity of the landlord providing the tenants with at least 2 opportunities to schedule the inspection.

The tenants' application for a monetary order for the cost of emergency repairs is hereby dismissed with leave to reapply.

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: August 10, 2018

Residential Tenancy Branch