



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNL-4M FFT MNDCT

### 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 demolition, renovation or conversion to another use; a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; and to recover the filing fee from the landlord for the cost of the application.

Both tenants and an agent for the landlord attended the hearing, and the tenants were accompanied by an Advocate.

During the course of the hearing the parties agreed to settle this dispute in the following terms:

1. the landlord will have an Order of Possession effective at 1:00 p.m. on October 31, 2018 and the tenancy will end at that time;
2. the tenants will not pay rent for the month of October, 2018 as compensation required by Section 49 of the *Residential Tenancy Act*;
3. the tenants may end the tenancy earlier by providing the landlord with at least 10 days written notice, which can be by email, and will pay rent to the effective date of that notice;
4. if the tenants end the tenancy earlier the landlord will pay to the tenants the sum of \$1,450.00, being the equivalent of one months' rent, on or before the effective date of the tenants' notice;
5. the parties will deal with the security deposit in accordance with Section 38 of the *Residential Tenancy Act*.

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 October 31, 2018 and the tenancy will end at that time.

I hereby order the parties to comply with the settlement agreement as set out above.

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: September 13, 2018

---

Residential Tenancy Branch