



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR AAT ERP RP MNDCT OLC OT PSF RR

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking the following relief:

- an order cancelling a notice to end the tenancy for unpaid rent or utilities;
- an order that the landlords allow access to and from the rental unit for the tenant or the tenant's guests;
- 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;
- a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement;
- an order that the landlords comply with the *Act*, regulation or tenancy agreement;
- an order that the landlords provide services or facilities required by the tenancy agreement or the law; and
- an order reducing rent for repairs, services or facilities agreed upon but not provided.

The tenant and one of the landlords attended the hearing and the landlord was accompanied by a support person.

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 September 15, 2018 and the tenancy will end at that time;
2. the parties will participate in a move-out condition inspection and make a report in accordance with the regulations, on September 15, 2018 at 4:00 p.m. without the necessity of the landlord providing the tenant with at least 2 opportunities to schedule the inspection;

3. the landlord's spouse will not attend for the move-out condition inspection;
4. the landlord will have a monetary order in the amount of \$559.95 for rent for July, 2018;
5. no rent will be payable for August, 2018;
6. the landlords will keep the security deposit for full payment of rent for September, 2018 to the date the tenancy ends on September 15, 2018.

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 it.

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlords effective at 1:00 p.m. on September 15, 2018 and the tenancy will end at that time.

I further order that no rent will be payable for August, 2018.

I further order the landlord to keep the security deposit in full satisfaction of rent for September 1 to 15, 2018, and I grant the landlords a monetary order in the amount of \$559.95 for July's rent.

I further order that the parties participate in a move-out condition inspection and make a report in accordance with the regulations on September 15, 2018 at 4:00 p.m. without the necessity of the landlords providing the tenant with at least 2 opportunities to schedule the inspection, and I further order that the spouse of the landlord who attended this hearing not be in attendance for the move-out condition inspection.

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 06, 2018

Residential Tenancy Branch