



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      Tenants: CNR, LRE, FFT  
Landlords: OPUM-DR, FFL

### Introduction

This hearing dealt with cross Applications for Dispute Resolution filed by the parties under the *Residential Tenancy Act* (the “*Act*”).

The Tenants’ Application for Dispute Resolution was made on June 18, 2019 (the “Tenants’ Application”). The Tenants applied for the following relief, pursuant to the *Act*:

- to cancel a 10 Day Notice for Unpaid rent and utilities;
- an order restricting the Landlord’s right to enter; and
- an order granting the recovery of the filing fee

The Landlords’ Application for Dispute Resolution was made on June 10, 2019, (the “Landlords’ Application”). The Landlords initially applied through the Direct Request process; however, since the Tenants later filed to dispute the 10 Day Notice to End Tenancy, the Landlords’ Application was scheduled to be heard with the Tenants’ Application. The Landlords applied for the following relief, pursuant to the *Act*:

- an order of possession for unpaid rent and utilities;
- a monetary order for unpaid rent and utilities; and
- an order granting recovery of the filing fee.

The Landlords as well as the Tenants attended the hearing at the appointed date and time and provided affirmed testimony.

### Settlement Agreement

The opportunity for settlement was discussed with the parties during the hearing. During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the Tenants will pay the outstanding balance of rent owed for July 2019 in the amount of \$950.00 to the Landlords no later than July 30, 2019. The Landlords are provided with a monetary order in the amount of **\$950.00**.
2. The parties agree that the tenancy will end no later than August 1, 2019 at 1:00 P.M. The Landlord is provided with an Order of Possession effective **August 1, 2019 at 1:00 P.M.**
3. The parties agree to withdraw their Applications in full as part of this mutually settled agreement.

This settlement agreement was reached in accordance with section 63 of the *Act*.

The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated on several occasions that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision.

#### Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The Landlords have been granted an order of possession effective August 1, 2019, at 1:00 P.M. This order must be served on the Tenants as soon as possible, and may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

The Landlords are granted a monetary order in the amount of \$950.00 for the outstanding rent for July 2019. The monetary order may be filed in and enforced as an order of the Provincial Court of British Columbia (Small Claims).

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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 30, 2019

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Residential Tenancy Branch