



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BRISTOL INVESTMENTS/GATEWAY
PROPERTY and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNE FFT

Introduction

This hearing dealt with an application from the tenants pursuant to the *Residential Tenancy Act* (the *Act*). The tenants applied for the cancellation of a one month notice to end tenancy and a return of the filing fee.

All parties named in the dispute attended the hearing with the landlord being represented at the hearing by counsel T.Q. and D.M. Counsel D.M. confirmed that the property in question had recently been sold, and he represented the current owners, while counsel T.Q. appeared on behalf of the landlords named in the dispute.

Analysis

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties discussed the issues between them, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues currently under dispute at this time:

1. The landlord agreed to provide the tenants with a monetary award of \$5,000.00.
2. Both parties entered into a mutual agreement that this tenancy will end on August 31, 2021 at 1:00 P.M., by which date the tenants and any other occupants will have vacated the rental unit.

3. The tenants agreed not to pursue legal proceedings of any kind against all respondents in respect to all dealings between the parties to date.
4. All parties agreed that this settlement agreement constituted a final and binding resolution of the tenants' application.

These particulars comprise the full and final settlement of all aspects of this dispute for both parties. Both parties testified at the hearing that they understood and agreed to the above terms, free of any duress or coercion. Both parties testified that they understood and agreed that the above terms are legal, final, binding and enforceable, which settle all aspects of this dispute.

Conclusion

The tenants along with all occupants or guests are ordered to vacate the property by 1:00 P.M. on August 31, 2021.

The tenants' are provided with a monetary award of \$5,000.00.

The tenants agreed to not to pursue any further legal action pursuant to section three of the above recorded settlement.

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 9, 2019

Residential Tenancy Branch