



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Code      CNR LA RP

### Introduction

This hearing was convened as a result of the Tenants' Application for Dispute Resolution, made on September 5, 2019 (the "Application"). The Tenants applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order cancelling a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, dated September 2, 2019;
- an order authorizing the Tenants to change the locks to the rental unit; and
- an order that the Landlord make repairs to the rental unit.

The Tenants attended the hearing on their own behalf. The Landlord attended the hearing and was assisted by F.B., his daughter. All in attendance provided affirmed testimony.

### Settlement

The opportunity for settlement was discussed with the parties during the hearing. 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, which would be documented in my Decision.

The parties agreed to settle this matter as follows:

1. The Tenants agree the Landlord is entitled to retain \$300.00 from the security deposit held on account of unpaid rent to October 31, 2019.
2. The parties agree the tenancy will continue until otherwise ended in accordance with the *Act*.
3. The Landlord agrees to withdraw the 10 Day Notice as part of this agreement.

4. The Tenants agree to withdraw the Application as part of this agreement.

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

Conclusion

I order the parties to comply with the terms of the settlement agreement set out above.

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: October 29, 2019

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Residential Tenancy Branch