



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNL – 4M

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants to cancel a Four Month Notice to End Tenancy for Demolition, Renovation, or Conversion to Another Use.

Both parties appeared, gave testimony, and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions at the hearing.

The parties confirmed receipt of all evidence submissions and there were no disputes in relation to review of the evidence submissions.

During the hearing the parties agreed to settle this matter, on the following conditions:

1. The parties agreed that the tenancy may continue, subject to the following;
  - a. The tenants will be relocated to newly finished 2-bedroom unit;
  - b. Rent in the new unit will be \$1,300.00 per month, including parking; and
  - c. The landlord will help assist with the move to the new unit.
2. The parties agreed should the tenants not accept the newly finished unit, when it is offered, then the tenancy will legally end on June 30, 2020, which is the date in the fixed term tenancy agreement; and
3. The parties agreed that the tenants can withhold rent for December 2019, as that will be their compensation for receiving the notice to end the tenancy.

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

### Conclusion

As a result of the above settlement, the landlord is granted an order of possession, only if the tenants do not accept the 2-bedroom unit.

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: November 04, 2019

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Residential Tenancy Branch