



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes LRE

Introduction

This hearing dealt with the tenants' application pursuant to the *Residential Tenancy Act* ("Act") for:

- an order restricting the landlords' right to enter the rental unit, pursuant to section 70.

The individual landlord ES ("landlord"), the landlords' agent, and the two tenants attended the hearing and were each given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses. The landlords' agent confirmed that she was an employee of the landlord company named in this application and that she had permission to speak on its behalf. The landlord confirmed that he was the owner of the rental unit and that the landlords' agent had permission to speak on his behalf. This hearing lasted approximately 36 minutes.

The landlords' agent confirmed receipt of the tenants' application for dispute resolution hearing package. In accordance with sections 89 and 90 of the *Act*, I find that both landlords were duly served with the tenants' application.

Settlement Terms

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 and orders.

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. Both parties agreed that this tenancy will end by 1:00 p.m. on March 1, 2020, by which time the tenants and any other occupants will have vacated the rental unit;
2. Both parties agreed that the landlords are permitted to enter and show the rental unit to prospective buyers, and the tenants are not required to be present but agree to allow access to the landlords, according to the following schedule for the remainder of this tenancy:
 - a. Sundays between 12:00 p.m. and 2:00 p.m.;
 - b. Wednesdays between 4:00 p.m. and 6:00 p.m.;
 - c. Thursdays between 12:00 p.m. and 2:00 p.m.;
3. Both parties agreed that the landlords are not required to provide the tenants with any additional written or verbal notice, prior to the above showing days and times;
4. The tenants agreed that the landlord provided his service mailing address to the tenants during the hearing;
5. The tenants agreed that this settlement agreement constitutes a final and binding resolution of their application at this hearing.

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

Conclusion

To give effect to the settlement reached between the parties and as discussed with them during the hearing, I issue the attached Order of Possession effective at 1:00 p.m, on March 1, 2020, to be used by the landlords **only** if the tenants do not abide by condition #1 of the above settlement. The tenants must be served with this Order. Should the tenants fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

I order both parties to comply with all of the above settlement terms.

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: January 21, 2020

Residential Tenancy Branch