



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Code CNC FF

Introduction

This hearing was convened as a result of the Tenants' Application for Dispute Resolution, made on December 6, 2019 and amended on the same date (the "Application"). The Tenants applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order cancelling a One Month Notice to End Tenancy for Cause, dated December 1, 2019 (the "One Month Notice");
- an order granting recovery of the filing fee.

The Tenants were represented at the hearing by S.F. The Landlord attended the hearing on his own behalf. Both S.F. and the Landlord 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 parties agree the tenancy will end on February 29, 2020, at 1:00 p.m.
2. The Tenants agree to vacate the rental unit by February 29, 2020, at 1:00 p.m.
3. The Tenants withdraw the Application as part of this settlement.
4. The Landlord withdraws the One Month Notice as part of this settlement.

5. The rights and obligations of the parties under the *Act* and the tenancy agreement between them will continue until the tenancy ends in accordance with this agreement or the *Act*.

This settlement agreement was reached in accordance with section 63 of the *Act*. As the settlement was achieved through negotiation, I decline to grant recovery of the filing fee to the Tenants.

Conclusion

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

In support of the settlement, and with the agreement of the parties, I grant the Landlord an order of possession, which will be effective on February 29, 2020, at 1:00 p.m. The order may be filed in and enforced as an order of the Supreme Court of British Columbia.

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 28, 2020

Residential Tenancy Branch