



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **PSF, LAT, RP, OLC, FFT, CNL**

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

- An order to provide services or facilities required by a tenancy agreement or law pursuant to section 62;
- An order to change the locks to the rental unit pursuant to section 31;
- An order for regular repairs to be done to the rental unit pursuant to section 32.;
- An order for the landlord to comply with the *Act*, Regulations and/or tenancy agreement pursuant to section 62;
- Authorization to recover the filing fees from the landlord pursuant to section 72; and
- An order to cancel a Two Month Notice to End Tenancy for Landlord's Use of Property pursuant to section 49.

Both of the tenants attended the hearing. The landlord attended the hearing and was represented by his counsel, VS. As both parties were in attendance, service of documents was confirmed. The landlord confirmed receipt of the tenant's application for dispute resolution and the parties acknowledged the exchange of evidence and stated there were no concerns with timely service of documents. Both parties were prepared to deal with the matters of the application.

Settlement Reached

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. This tenancy will end at 1:00 p.m. on March 31, 2020 by which time the tenants and any other occupant will have vacated the rental unit.
2. The parties agree that the tenants will withhold the rent for the month of March 2020 pursuant to section 51 of the *Act*.
3. The rights and obligations of the parties under the *Act* continue until the tenancy ends.
4. The parties agree that tenancy agreement condition inspection report will take place at 7:30 p.m. on March 31, 2020.
5. The remainder of the tenants' application is dismissed.

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

To give effect to the settlement reached between the parties and as discussed at the hearing, I issue to the landlord the attached Order of Possession.

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: February 27, 2020

Residential Tenancy Branch