



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNL, OLC, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants to cancel a Two Month Notice to End Tenancy for Landlord's Use of Property (the "Notice") issued on June 28, 2020, to have the landlord comply with the Act, and to recover the cost of the filing fee.

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

- 1) The tenants accept the Notice;
- 2) The parties agreed that the vacancy date of the Notice will be extended to September 15, 2020;
- 3) The parties agreed that the tenants did not pay rent for August 2020, as this was their compensation for receiving the Notice; and
- 4) The parties agreed that the tenants paid a security deposit of \$700.00 and that the landlord is entitled to keep \$600.00 from the said deposit for occupancy rent from September 1 to 15, 2020. This leave a balance remaining of \$100.00.

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 should the tenants fail to vacate the premise on the agreed upon date.

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: August 04, 2020

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Residential Tenancy Branch