



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding RE/MAX REALTY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes RP, CNC

Introduction

This hearing convened as a result of two Applications for Dispute Resolution, filed by the Tenants on February 26, 2021 and March 3, 2021 respectively; wherein the Tenants sought an Order that the Landlord make repairs to the rental unit as well as a request for an Order cancelling a 1 Month Notice to End Tenancy for Cause issued on February 26, 2021 (the "Notice").

The hearing of the Tenant's Application was scheduled for teleconference at 11:00 a.m. on June 4, 2021. Both parties called into the hearing. The hearing process was explained and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

Settlement and Conclusion

During the hearing the parties resolved matters by mutual agreement. The terms of their agreement are recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*. As the parties resolved matters by agreement, I make no findings of fact or law with respect to their relative claims.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter. The terms of their settlement follow.

1. The tenancy shall end, and the Tenants shall vacate the rental unit by no later than **1:00 p.m. on August 31, 2021.**

2. The Landlord is granted an Order of Possession effective **1:00 p.m. on August 31, 2021**. The Landlord must serve the Order on the Tenants as soon as possible and may if necessary, file and enforce the Order in the B.C. Supreme Court.
3. The Tenants shall not smoke on the rental property.
4. The Tenants shall leave the rental unit reasonably clean as required by section 37(2) of the *Act*.
5. The Tenants shall reduce communication and conflict with other occupants of the rental building.
6. Should communication between the parties be required, such communication shall be with the Landlords' representatives and the Tenant C.D. only.

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: June 04, 2021

Residential Tenancy Branch