



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding F. MacRae Consulting Inc  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNL-4M, FFT

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants to cancel a Four Months' Notice to End Tenancy For Demolition, Renovation, Repair or Conversion of the Rental Unit (the "Notice") issued on May 3, 2021 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 parties agreed that the Notice is not valid as the permits were not issued at the time the Notice was issued;
- 2) The parties agreed that the tenancy will end on September 30, 2021;
- 3) The landlord agreed to pay the tenants the amount of \$3,600.00 as that would be compensation the tenants would have received under the Notice, and the \$100.00 filing fee for a total amount of **\$3,700.00**. This is to be paid to the tenants on September 30, 2021, when they vacate the rental unit.

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 effective at 1:00pm on September 30, 2021.

As a result of the above settlement, the tenants are granted a monetary order.

The above orders are only enforceable should either party fail to comply with the settlement agreement..

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: September 16, 2021

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Residential Tenancy Branch