



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 1081685 BC Ltd. and [tenant
name suppressed to protect privacy]

DECISION

Dispute Codes CNR
 OPR-DR, MNR-DR, FFL

Introduction

This hearing was convened by way of conference call concerning applications made by the tenants and by a landlord. The tenants have applied as against 2 landlord individuals for an order cancelling a notice to end the tenancy for unpaid rent or utilities. The landlord company has applied as against both tenants for an Order of Possession and a monetary order for unpaid rent or utilities and to recover the filing fee from the tenants. The landlord's application was made by way of the Direct Request process which was referred to this participatory hearing.

One of the tenants attended the hearing and also represented the other named tenant. One of the landlords named in the tenants' application also attended the hearing, and represented the other named landlord and the landlord company.

During the course of this hearing the parties agreed to settle this dispute in the following terms:

1. the landlords will have an Order of Possession effective at 1:00 p.m. on October 31, 2021 and the tenancy will end at that time;
2. the parties will participate in a move-out condition inspection and make a report thereof on October 31, 2021 at 12:00 noon without the necessity of the landlords providing the tenants with at least 2 opportunities to schedule the inspection;
3. the landlords will have a monetary order as against the tenants in the sum of \$5,460.00 which represents unpaid rent for June, July, September and October, 2021.

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 it.

Since the parties have settled this dispute I decline to order that the landlords recover the filing fee from the tenants.

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlords effective at 1:00 p.m. on October 31, 2021.

I further order the parties to participate in and conduct a move-out condition inspection and make a report thereof on October 31, 2021 at 12:00 noon without the necessity of the landlords providing the tenants with at least 2 opportunities to schedule the inspection.

I further grant a monetary order in favour of the landlords as against the tenants pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$5,460.00.

This order is final and binding and may be enforced.

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: October 14, 2021

Residential Tenancy Branch