



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding onetwofoureightoneonenine BC LTD
BUSINESS and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNL, RP, FFT

Introduction

This hearing was convened by way of conference call concerning an application made by the tenants seeking an order cancelling a Two Month Notice to End Tenancy for Landlord's Use of Property, an order that the landlord make repairs to the rental unit or property, and to recover the filing fee from the landlord for the cost of the application.

Both tenants and an agent for the landlord company attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. the Two Month Notice to End Tenancy for Landlord's Use of Property is cancelled and the tenancy continues;
2. the parties mutually agree to end the tenancy effective April 30, 2022 at 1:00 p.m. and the tenancy will end at that time without the necessity of either party serving a notice to end the tenancy; and
3. the landlord will have an Order of Possession effective April 30, 2022 at 1:00 p.m.

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 Residential Tenancy Rules of Procedure require that multiple applications contained in a single application must be related, and I heard no testimony with respect to the tenants' application that the landlord make repairs to the rental unit or property. I dismiss that portion of the tenants' application with leave to reapply.

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

Conclusion

For the reasons set out above, and by consent, I hereby grant an Order of Possession in favour of the landlord effective at 1:00 p.m. on April 30, 2022 and the tenancy will end at that time.

The tenants' application for an order that the landlord make repairs to the rental unit or property is hereby dismissed with leave to reapply.

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: November 30, 2021

Residential Tenancy Branch