



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, FFT

Introduction

Pursuant to section 58 of the *Residential Tenancy Act* (the Act), I was designated to hear an application regarding a tenancy. In this application for dispute resolution, the Tenants applied for:

- an order to cancel a One Month Notice to End Tenancy For Cause, dated October 22, 2021; and
- the filing fee.

Preliminary matters

Pursuant to section 63 of the Act, if the parties settle their dispute during the dispute resolution proceeding, the settlement may be recorded in the form of a decision or an order. During the hearing, the parties reached a resolution, and the Tenants will vacate the rental unit. Both parties agreed to the following binding settlement terms:

- 1) The parties agree the tenancy ends on December 31, 2021.
- 2) The Tenants agree to provide vacant possession to the Landlord by 1:00 p.m. on December 31, 2021.
- 3) The Tenants agree to pay rent in the amount of \$2000.00 when due on December 1, 2021, as required by the tenancy agreement.
- 4) The Tenants agree the Landlord may show the unit to prospective tenants, and the Landlord agrees to provide the Tenants with no less than 24 hours notice by text message, with a specific time for each showing.

- 5) The Landlord agrees the Tenants may deduct \$100.00 from their rent for December 2021 to cover the \$100.00 filing fee they paid.

In support of the above agreement, I grant the Landlord an order of possession effective at 1:00 p.m. on December 31, 2021.

Conclusion

The Tenants' claims are dismissed.

The tenancy will end by mutual agreement on December 31, 2021.

The Landlord is granted an order of possession which will be effective at 1:00 p.m. on December 31, 2021. The order of possession must be served on the Tenant. The order of possession may be filed and enforced as an order of the Supreme Court of British Columbia.

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 29, 2021

Residential Tenancy Branch