



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes RP RR FF

Introduction

This hearing was convened as a result of the Tenants' Application for Dispute Resolution. A participatory hearing, by teleconference, was held on April 7, 2022. The Tenants applied for multiple remedies under the *Residential Tenancy Act* (the "Act").

The Landlord and the Tenants both attended the hearing. All parties provided affirmed testimony.

Preliminary Matters

During the hearing, the Landlord stated that he recently filed an application on April 2, 2022, for an order of possession (an early end to the tenancy). That hearing has not been scheduled yet, but both parties were willing to settle all issues, in full, with respect to that application, and this application, during this hearing.

Settlement Agreement

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a decision and an order:

- Both parties agreed to the following:

- The Tenants may withhold \$300.00 in rent, per month, for the next 6 months, starting May 1, 2022.
 - This settles all loss of quiet enjoyment and repair issues relating to the past year.
- The Tenants will provide the Landlord with a key to their rental unit, no later than 7 days from the date of this hearing.
- The Landlord's application for an order of possession, filed April 2, 2022, is settled, in full, and the tenancy will continue until it is otherwise ended in accordance with the Act.
- These terms comprise the full and final settlement of all aspects of both disputes for both parties.

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.

Conclusion

The terms of this agreement comprise the full and final settlement of all aspects of both disputes for both parties.

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: April 07, 2022

Residential Tenancy Branch