



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL

Introduction

This hearing, held on April 12, 2022, was convened as a result of the Tenants' Application for Dispute Resolution. The Tenants applied to cancel a 2 Month Notice to End Tenancy for Landlord's Use, pursuant to the *Residential Tenancy Act* (the "Act").

Both sides attended the hearing and provided affirmed testimony. All parties were provided the opportunity to present evidence orally and in written and documentary form, and to make submissions to me.

I have reviewed all oral and written evidence before me that met the requirements of the Rules of Procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

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:

- The 2 Month Notice to End Tenancy issued on December 30, 2021, is cancelled and is of no force or effect, and the tenancy will end by way of this mutual agreement to end tenancy.
- The Tenants will vacate the rental unit by July 31, 2022, at 1:00 pm

- The Tenants are entitled to one free month's rent (\$850.00) as compensation, before the end of the tenancy.
- Additionally, the Tenants will receive \$100.00 from the Landlord, before the end of the tenancy.
- This settlement agreement only settles how and when the tenancy will end, and the related compensation noted above.

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 the Notice to End Tenancy.

To give effect to the settlement agreement reached above, I authorize the Tenants to withhold their last month's rent (\$850.00), and also to withhold \$100.00 from next month's rent (May 2022) to compensate for the \$100.00 amount agreed to above.

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 12, 2022

Residential Tenancy Branch