



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LTE VENTURE INC. DBA LTJ
ASSOCIATES and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNL, FFT

Introduction

This hearing convened as a result of five different Tenant's Applications for Dispute filed by five separate Tenants seeking to cancel a 2 Month Notices to End Tenancy issued September 24, 2022 which was served on each of them. The Tenants also sought recovery of the filing fee.

Although relating to five different tenancies, the Applications were joined and scheduled to be heard at the same time by teleconference at 1:30 p.m. on February 10, 2023. The Tenants M.W., E.P. and A.P. called into the hearing as did their advocate, L.H. L.H. confirmed he was authorized to act on behalf of all the Applicants; proof of his agency status was also provided in evidence before me. The Property manager, L.T. and the Office Manager, L.C. called in on behalf of the corporate Landlord. The hearing process was explained and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

Settlement and Conclusion

At the outset of the hearing the Landlord's representatives confirmed the Landlord wished to withdraw all of the Notices to End Tenancy served on the Applicants; a letter confirming this was filed in evidence shortly before the hearing date. The Tenants' Advocate confirmed the Tenants' agreement to this request although he stated that they continued to believe the Notices were not issued in good faith. Although initially disputed by the Landlord's representatives, the agreed the Tenants could recover the filing fee by reducing their next months rent by \$100.00.

The terms of this agreement is recorded in this my Decision and Order pursuant to section 63 of the *Residential Tenancy Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*. As the parties resolved matters by agreement I make no findings of fact or law with respect to their relative claims.

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 matters raised in the Tenants' Applications.

The terms of their settlement follow.

1. The Landlord withdraws all of the 2 Month Notices to End Tenancy served on these Tenants. The tenancies shall continue until ended in accordance with the *Act*.
2. The Tenants are entitled to recover the \$100.00 fee paid for filing their Applications and may each reduce their next month's rent by \$100.00 as recovery of this sum.

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: February 13, 2023

Residential Tenancy Branch