



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### **Introduction**

This hearing was convened in response to an application by the Tenants pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. A Monetary Order for compensation - Section 67; and
2. An Order to recover the filing fee for this application - Section 72.

The Parties were each given full opportunity under oath to be heard, to present evidence and to make submissions. The Parties confirmed receipt of each other’s evidence. After submissions from each Party and during the hearing the Parties reached a settlement agreement. The Parties each confirmed that they conducted a final review for accuracy of the terms of the mutual agreement, that the agreement was made on a voluntary basis and that they understood the nature of the full and final settlement of these matters.

### **Agreed Facts**

The tenancy started on December 20, 2017 and ended on June 16, 2022. Rent of \$2,500.00 was payable on the first day of each month. The security deposit has been dealt with. The Landlords gave the Tenants a two month notice to end tenancy for landlord’s use dated April 30, 2022 with the reason stated that the Landlord or the Landlord’s spouse will occupy the unit.

Settlement Agreement

**The Parties mutually agree as follows:**

- 1. The Landlords will pay the Tenants \$6,000.00 no later than June 1, 2023;  
and**
- 2. These terms comprise the full and final settlement of all aspects of this  
dispute for both Parties.**

Section 63(2) of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order. Given the mutual agreement reached during the hearing, I find that the Parties have settled their dispute as recorded above. To give effect to this agreement I grant the Tenants a monetary order for \$6,000.00.

Conclusion

The Parties have settled the dispute.

I grant the Tenants an order under Section 67 of the Act for **\$6,000.00**. If necessary, this order may be filed in the Small Claims Court and enforced as an order of that Court.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: May 01, 2023

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Residential Tenancy Branch