



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding AUTUMN POINT INVESTMENTS
LTD and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, FFT

Introduction

The tenants applied to the Residential Tenancy Branch [the 'RTB'] for Dispute Resolution. The tenants ask me for the following orders against the landlords.

1. Cancellation of a 10-day Notice to End Tenancy [the 'Notice'].
2. Reimbursement for the \$100.00 filing fee for this application.

The landlords appeared at the hearing on 27 April 2023. The tenants also appeared.

Settlement of Dispute

During this hearing, the parties settled their dispute. In settling this dispute, they agreed on the following terms [the 'Terms']:

1. This tenancy ends, by way of this agreement, at 1:00 p.m. on 2 May 2023 [the 'Move-out Time'].
2. Before the Move-out Time, the tenants and any other occupant will vacate the rental unit.
3. The Notice is of no further force or effect.
4. The tenants will pay \$1,500.00 to Associated Property Management (2001) Ltd by 31 October 2023.
5. This settlement comprises the full and final settlement of the tenant's application.

At the hearing, both parties confirmed that they understood and agreed to these Terms and that:

- the Terms are final, binding and enforceable; and

- the Terms settle all aspects of this dispute.

Conclusion

In light of this settlement, I grant an Order of Possession to the landlords. To enforce this order, the landlords must serve the tenant with a copy of it. If the landlords need to enforce this order, then they can do so as early as the Move-out Time.

I also order that the tenants pay to the landlord \$1,500.00. And I authorise the landlords to retain the tenants' security deposit of \$725.00 in partial satisfaction of this sum.

The landlords must serve this order on the tenants as soon as possible. If the tenants do not comply with my order, then the landlords may file this order in the Small Claims Division of the Provincial Court of British Columbia. Then the landlords can enforce my order as an order of that court.

These orders give effect to the settlement reached between the parties, as discussed at the hearing.

I make this decision per section 63 of the *Residential Tenancy Act* [the 'Act'], and on authority delegated to me by the Director of the RTB per section 9.1(1) of the Act.

Dated: 4 May 2023

Residential Tenancy Branch