



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, RP, OLC

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 Two-month Notice to End Tenancy, issued on or about 1 January 2023 [the 'Notice'].
2. Requirement to repair the rental unit.
3. Requirement that the landlords comply with the *Residential Tenancy Act* [the 'Act'] or the tenancy agreement.

The landlords appeared at the hearing on 8 May 2023. The tenants also appeared, by way of an agent.

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 14 August 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. Until the Move-out Time, the rights and obligations of the parties under the Act continue, including the payment of rent, which will be prorated for the month of August 2023.
5. This settlement comprises the full and final settlement of the tenants' 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. This gives effect to the settlement reached between the parties, as discussed at the hearing. 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 make this decision *per* section 63 of the Act, and on authority delegated to me by the Director of the RTB *per* section 9.1(1) of the Act.

Dated: 12 May 2023

Residential Tenancy Branch