



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ROYAL VILLA APARTMENTS
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC, 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 One-month Notice to End Tenancy, issued on or about 12 February 2023 [the 'Notice'].
2. Compliance with the *Residential Tenancy Act* [the 'Act'] or the tenancy agreement.

The corporate landlords appeared at the hearing on 13 June 2023 by way of agents. 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. The Notice is cancelled.
2. The tenancy will continue under a revised tenancy agreement, which will amend the existing tenancy agreement by:
 - a. being for a fixed term of one year, after which the tenancy will convert to a month-to-month tenancy;
 - b. adding a second tenant to the tenancy; and
 - c. increasing the rent to \$1,043.50, effective 1 July 2023.
3. Other than these three revisions, the new tenancy agreement will contain all of the same terms as the previous agreement.

4. Despite this new agreement, the tenants can reduce their rent payment for July 2023 by \$50.00.
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

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: 23 June 2023

Residential Tenancy Branch