



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes Tenants: CNC, RP | CNC, FFT
Landlords: OPC, FFL

Introduction

This hearing dealt with the parties' applications under the *Residential Tenancy Act* (the "Act").

The Tenants applied for:

- cancellation of One Month Notices to End Tenancy for Cause dated February 1, 2023 and March 20, 2023 pursuant to section 47 of the Act;
- an order for the Landlords to make repairs to the rental unit pursuant to section 32 of the Act; and
- authorization to recover the filing fee for the Tenants' application from the Landlords pursuant to section 72 of the Act.

The Landlords applied for:

- an Order of Possession of the rental unit pursuant to section 55 of the Act; and
- authorization to recover the filing fee for the Landlords' application from the Tenants pursuant to section 72.

The Landlords and the Tenants attended this hearing and gave affirmed testimony.

Settlement

Pursuant to section 63 of the Act, an arbitrator may assist the parties to settle their dispute, and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

During the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise, and achieved a resolution of their dispute.

The parties agreed to a final and binding settlement of all issues under dispute in the parties' applications as follows:

1. This tenancy will end on August 31, 2023. The Tenants and any other occupant will vacate the rental unit by 1:00 pm on August 31, 2023.

The parties gave verbal affirmation at the hearing that they understood and agreed to the above terms as final, binding, and enforceable.

I take this opportunity to further remind the parties that their rights and responsibilities under the Act, the regulation, and the tenancy agreement will continue for the duration of the tenancy. Pursuant to section 60 of the Act, either party may make claims related to the tenancy within two years of the date that the tenancy ends.

Conclusion

As the parties have reached a settlement, I make no factual findings regarding the merits of the parties' applications.

To give effect to the above settlement and as discussed during the hearing, I grant the Landlords an Order of Possession which orders that the Tenants and any other occupant provide vacant possession of the rental unit to the Landlords by **1:00 pm on August 31, 2023**. This Order may be served upon the Tenants, filed with the Supreme Court of British Columbia, 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 *Residential Tenancy Act*.

Dated: June 02, 2023

Residential Tenancy Branch