



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Housing

## DECISION

Dispute Codes      CNR, CNL, FFT, OPR-DR, MNR-DR, FFL

### Introduction

This hearing dealt with the Tenants' May 4, 2023 application and the Landlords' May 18, 2023 application pursuant to the *Residential Tenancy Act* (the Act) for:

- Cancellation of a 10 Day Notice to End Tenancy for Unpaid Rent pursuant to section 46
- Cancellation of a 2 Month Notice for Landlord's Use of Property pursuant to section 49.
- An order of possession under a 10-Day Notice to End Tenancy for Unpaid Rent pursuant to sections 46 and 55.
- A monetary order for unpaid rent pursuant to section 67
- An authorization to recover the filing fee for this application, under section 72

### Settlement

The parties agreed:

1. The 2 Month Notice served April 30, 2023 and the 10 Day Notice served May 3, 2023, are both cancelled and of no force or effect.
2. The Tenants will move out of the rental unit by 8:00pm on August 1, 2023.
3. The Landlords are granted an Order of Possession to serve on the Tenants only if the Tenants breach term 2.
4. The Tenants will pay \$1,450.00 for June 2023 rent by July 1, 2023.
5. The Landlords are granted a Monetary Order to serve on the Tenants only if the Tenants breach term 4.
6. The Landlords will keep the security deposit and the pet damage deposit as payment for May 2023 rent.
7. The Tenants are not required to pay rent for July 2023.

8. The Tenants will provide the Landlords with a forwarding address after they move out of the rental unit. However, no forwarding address is required if there is no damage to the rental unit and both parties sign off on the move out inspection.

### Conclusion

The parties confirmed they voluntarily agreed to this settlement and that it is final. The attached Order of Possession is only valid if the Tenants do not move out by 8:00pm on August 1, 2023. The attached Monetary Order is only valid if the Tenants do not pay \$1,450.00 by July 1, 2023.

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 27, 2023

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Residential Tenancy Branch