



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNR, CNR-MT, LRE

### 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 for Unpaid Rent, issued on or about 7 April [the 'April Notice'].
2. Cancellation of a 10-day Notice to End Tenancy for Unpaid Rent, issued on or about 5 May [the 'May Notice'].
3. Imposition of conditions on the landlords' right to enter the rental unit [the 'Entry Claim'].

The landlords appeared at the continuation of this hearing on 9 June 2023. The tenants also appeared, along with advocates.

### 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 tenants owe the landlords a total of \$7,050.00, representing rent for the months of May, June and July 2023 [the 'Debt'].
2. The tenants will repay this Debt, in monthly instalments of no less than \$500.00, beginning on 1 July 2023.
3. This tenancy ends, by way of this agreement, at 1300 hours on 31 July 2023 [the 'Move-out Time'].
4. Before the Move-out Time, the tenant and any other occupant will vacate the rental unit.

5. The April Notice and May Notice are cancelled.
6. Until the Move-out Time, the rights and obligations of the parties under the Act continue.
7. Beginning no later than 18 June 2023, the landlords may access the rental unit for the purposes of showing the unit to prospective tenants.
8. This settlement comprises the full and final settlement of the tenant's application.

At the hearing, both the tenants (assisted by advocates) and the landlords 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, including the Entry Claim.

### 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 also grant an order that the tenants pay to the landlords \$7,050.00. To enforce this order, the landlords must serve it on the tenants. Having been served, 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.

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: 5 July 2023

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Residential Tenancy Branch