



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNR, RR, RP, OLC

### Introduction

This hearing was convened by way of conference call concerning an application made by the tenants seeking the following relief:

- an order cancelling a notice to end the tenancy for unpaid rent or utilities;
- an order reducing rent for repairs, services or facilities agreed upon but not provided;
- an order that the landlord make repairs to the rental unit or property; and
- for an order that the landlord comply with the *Residential Tenancy Act*, regulation or tenancy agreement.

One of the named tenants and an agent for the landlord attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. the landlord will have an order of possession effective on 2 days notice to the tenant but will not serve it or attempt to enforce it unless the tenant fails to pay the sum of \$6,600.00 by January 17, 2024;
2. the sum of \$6,600.00 represents a reduction in rent and all arrears to the end of January, 2024.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement with respect to this dispute.

### Conclusion

For the reasons set out above, and by consent, I hereby grant an order of possession in favour of the landlord effective on 2 days notice to the tenant.

I further order that the landlord not serve the order of possession or attempt to enforce it unless the tenant fails to pay the sum of \$6,600.00 to the landlord by January 17, 2024.

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: January 12, 2024

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Residential Tenancy Branch