

DECISION

Introduction

This hearing was convened as a result of the parties' applications for dispute resolution under the *Residential Tenancy Act* (the "Act").

The Tenants applied for:

- cancellation of a one month notice to end tenancy for cause under section 47 of the Act;
- compensation of \$2,400.00 for monetary loss or other money owed under section 67 of the Act;
- an order to dispute a rent increase above the amount allowed by law under section 41 of the Act;
- an order for the Landlord to provided services or facilities required by law under section 27 of the Act;
- an order to suspend or set conditions on the Landlord's right to enter the rental unit under section 70(1) of the Act;
- an order requiring the Landlord to comply with the Act, regulation or tenancy agreement under section 62(3) of the Act; and
- authorization to recover the filing fee for the Tenants' application from the Landlord under section 72(1) of the Act.

The Landlord applied for:

- an Order of Possession based on a notice to end tenancy for cause under section 55 of the Act; and
- authorization to recover the filing fee for the Landlord's application from the Tenants under section 72(1) of the Act.

Tenant SD, the Landlord, and the Landlord's agent MM attended this hearing.

Settlement

The parties indicated their intention to settle the two applications at the outset of this hearing.

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.

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

1. This tenancy will end on September 30, 2024. The Tenants and any occupant will vacate the rental unit by 1:00 pm on September 30, 2024. The Landlord will be granted an Order of Possession effective 1:00 pm on September 30, 2024.
2. The Landlord will pay \$2,394.00 to the Tenants on or before September 30, 2024. The Tenants will be granted a Monetary Order of \$2,394.00 effective September 30, 2024.

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 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

The parties have settled their applications as recorded above.

By consent of the parties:

- I grant the Landlord an Order of Possession which orders that the Tenants and any occupant provide vacant possession of the rental unit to the Landlord by **1:00 pm on September 30, 2024**. If the Tenants or any occupant do not vacate as agreed upon, this Order may be served on the Tenants, filed with the Supreme Court of British Columbia, and enforced as an order of that Court.
- I grant the Tenants a Monetary Order in the amount of **\$2,394.00**, effective **September 30, 2024**. If the Landlord does not make payment as agreed upon, this Order may be served on the Landlord, filed with the Small Claims Division of the Provincial 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 Act.

Dated: May 2, 2024

Residential Tenancy Branch