Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

RECORD OF SETTLEMENT

Dispute Codes   MNSD, OLC, RP, RR, OPC, MND, FF

This hearing was convened to address a claim by the tenants for an order setting aside a notice to end this tenancy, a monetary order, an order permitting them to reduce their rent and orders that the landlord comply with the Act and perform repairs. The landlords brought a cross-application seeking an order of possession and a monetary order.

At the hearing, the parties agreed to settle the matters at issue on the following terms:

• The tenancy will end on February 15, 2012 and the tenants will pay $475.00 in rent for the period from February 1-15.
• The tenants will pay their rent by cheque sent via registered mail.
• The parties will attempt to communicate only through writing or text in as much as it is possible.
• As the rental unit is currently not listed for sale, no showings are expected to take place prior to the end of the tenancy. If the landlords must access the rental unit, they will provide 24 hours written notice of entry and the parties will work cooperatively to arrange a time when the male tenant is present.
• Although the landlords have requested in the past that the tenants store their trash in a storage area and would still prefer that this be the practice, they will not require that trash be stored in this area for the duration of the tenancy.
• The tenants will park on the road for the duration of the tenancy.
• The parties both withdrew their monetary claims with the understanding that neither would bring the claims at a future date.

In support of the agreement of the parties, I grant the landlords an order of possession effective on February 15, 2012. The order may be filed in the Supreme Court for enforcement.

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 20, 2012

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Residential Tenancy Branch