



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, MNSD, LRE, O

Introduction

This matter dealt with an application by the Tenants for compensation for loss or damage under the Act, regulations or tenancy agreement, to recover the security deposit, to set conditions on the Landlord's right of entry to the rental unit and for other considerations.

The Tenants said they served the Landlords with the Application and Notice of Hearing (the "hearing package") by posting it in the Landlords' mail box on June 14, 2013. Based on the evidence of the Tenants, I find that the Landlords were served with the Tenants' hearing package as required by s. 89 of the Act and the hearing proceeded with all parties in attendance.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The Tenants agree to move out of the rental unit by 1:00 p.m. on July 31, 2013.
2. The Landlords agree to return the full security deposit of \$500.00 to the Tenants, not to the Ministry, when the Tenants move out.
3. The Landlords agree that the July, 2013 rent is free for the Tenants as a member of the Landlord's family is moving into the rental unit and that is why the Landlord's issued a letter requesting the Tenants to move out.
4. The Landlords will receive an Order of Possession with an effective vacancy date of 1:00 p.m. July 31, 2013.
5. The Tenant withdraws their application as a mutual agreement to move out of the rental unit is agreed upon.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlords and the Tenants agree to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agree to end the tenancy at 1:00 p.m. July 31, 2013 as per the above arrangement.

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: July 16, 2013

Residential Tenancy Branch