



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Royal Lepage Property Management
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes Landlord: OPC, MNSD, MNDC, FF
 Tenants: CNC

Introduction

This hearing dealt with cross Applications for Dispute Resolution. The landlord sought an order of possession and a monetary order. The tenants sought to cancel a notice to end tenancy.

The hearing was conducted via teleconference and was attended by the landlord's agent, the landlords; and both tenants.

At the outset of the hearing the landlord confirmed the tenants had paid rent in full for the months of August and September and they no longer need to seek this amount. In addition, I noted that because the tenants had not yet vacated the rental unit it was premature to adjudicate entitlement of the security and pet damage deposits held by the landlords. As such, I amend the landlord's Application for Dispute Resolution to exclude any monetary claims.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession for cause; and to recover the filing fee from the tenants for the cost of the Application for Dispute Resolution, pursuant to Sections 47, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

It must also be decided if the tenants are entitled to cancel a 1 Month Notice to End Tenancy for Cause, pursuant to Section 47 of the *Act*.

Background and Evidence

During the hearing the parties reached the following settlement:

1. The tenants will vacate the rental unit no later than September 30, 2014.

Conclusion

In support of the above settlement and with agreement of both parties I grant the landlord an order of possession effective **September 30, 2014 after service on the tenants**. This order must be served on the tenants. If the tenants fail to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be 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 *Residential Tenancy Act*.

Dated: September 17, 2014

Residential Tenancy Branch

