



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, OLC, CNL, FFT

Introduction

This hearing was convened as a result of the Tenants' Application for Dispute Resolution, made on September 29, 2020 (the "Application"). The Tenants applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order to cancel a Two Month Notice to End Tenancy for Landlord's Use of Property (the "Two Month Notice") dated September 29, 2020.
- an order to cancel a One Month Notice to End Tenancy for Cause (the "One Month Notice") dated September 28, 2020;
- an order that the Landlord comply with the Act, tenancy agreement, or regulations; and
- an order granting the return of the filing fee.

The Tenant D.M. and the Landlords attended the hearing at the appointed date and time. The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement. I indicated on several occasions that if either party did not wish to resolve this matter through a mutually agreed settlement, I was prepared to hear their evidence and make a decision.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the tenancy will end on **July 1, 2021 at 1:00 P.M.**
2. The Landlords are granted an order of possession effective **July 1, 2021, at 1:00 P.M.** The Landlords must serve the Tenants with the order of possession.
3. The Tenants agree to maintain the rental property to a reasonable standard including; mowing and watering the lawn, and weeding the flower beds.
4. The Tenants withdraw their Application in satisfaction of the mutual agreement.

This settlement agreement was reached in accordance with section 63 of the *Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The Landlords have been granted an order of possession effective July 1, 2021 at 1:00 P.M. This order must be served on the Tenants and may be filed in the Supreme 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 *Residential Tenancy Act*.

Dated: December 04, 2020

Residential Tenancy Branch