



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

## DECISION

Dispute Codes      CNC, DRI, FFT

### Introduction

This hearing dealt with an Application for Dispute Resolution that was filed by the Tenants under the *Residential Tenancy Act* (the Act) on November 9, 2022, seeking:

- Cancellation of a One Month Notice to End Tenancy for Cause (One Month Notice);
- Dispute of a rent increase; and
- Recovery of the filing fee.

The hearing was convened by telephone conference call and was attended by the Tenants, an occupant of the rental unit SL, the Landlord, the Landlord's spouse SS, and their support person SB. All parties provided affirmed testimony.

### Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised on several occasions during the hearing that there is no obligation to resolve the dispute through settlement, but that pursuant to section 63 of the Act, I could assist the parties to reach an agreement, which would be documented in my decision and supporting order.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The parties agree the tenancy will end at midnight on May 31, 2023.
2. The parties agree that the Tenants may withhold March 2023 rent, which has not yet been paid, and that no rent will be due for April and May of 2023.
3. The Landlord agrees not to show the rental unit until the Tenants have vacated.

This settlement agreement was reached in accordance with section 63 of the Act and the parties are cautioned that the rights and obligations of the parties under the Act continue until the tenancy ends.

### Conclusion

I order the parties to comply with the terms of the mutual settlement agreement described above.

In support of the settlement described above, and with the agreement of the parties, I grant the Landlord an order of possession, effective at midnight on May 31, 2023. This order of possession must be served on the Tenants as soon as possible. Should the Tenants fail to comply with this order, this order 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 Act.

Dated: March 23, 2023

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Residential Tenancy Branch