



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, PSF

Introduction

The tenants applied to the Residential Tenancy Branch [the 'RTB'] for Dispute Resolution. The tenants ask me for the following orders against the landlords.

1. Cancellation of a 10-day Notice to End Tenancy [the 'Notice'].
2. Provision of services or facilities required by law.

The corporate landlords appeared at the hearing on 24 April 2023, by way of an agent. The tenants also appeared.

Settlement of Dispute

During this hearing, the parties settled their dispute. In settling this dispute, they agreed on the following terms [the 'Terms'].

1. This tenancy ends, by way of this agreement, at 1:00 p.m. on 30 April 2023 [the 'Move-out Time'].
2. Before the Move-out Time, the tenant and any other occupant will vacate the rental unit.
3. The Notice is of no further force or effect.
4. Until the Move-out Time, the rights and obligations of the parties under the Act continue.
5. Before the Move-out Time, the tenants agree to pay to the landlords \$920.00. This amount is in full and final settlement of the landlords' claim for all unpaid rent for the months of January, February, March and April 2023.
6. This settlement comprises the full and final settlement of the tenants' application.

At the hearing, both parties confirmed that they understood and agreed to these Terms and that:

- the Terms are final, binding and enforceable; and
- the Terms settle all aspects of this dispute.

Conclusion

In light of this settlement, I grant an Order of Possession to the landlords. To enforce this order, the landlords must serve the tenant with a copy of it. If the landlords need to enforce this order, then they can do so as early as the Move-out Time.

I also order that the tenant pay to the landlord \$920.00. The landlord must serve this order on the tenant as soon as possible. If the tenant does not comply with my order, then the landlord may file this order in the Small Claims Division of the Provincial Court of British Columbia. Then the landlord can enforce my order as an order of that court.

These orders give effect to the settlement reached between the parties, as discussed at the hearing.

I make this decision per section 63 of the *Residential Tenancy Act* [the 'Act'], and on authority delegated to me by the Director of the RTB per section 9.1(1) of the Act.

Dated: 25 April 2023

Residential Tenancy Branch