

DECISION

Introduction

This hearing dealt with Applications for Dispute Resolution from both the Landlord and the Tenant under the *Residential Tenancy Act* (the "Act").

The Tenants' application is for:

- cancellation of the Landlord's One Month Notice to End Tenancy for Cause (One Month Notice) and an extension of the time limit to dispute the One Month Notice under sections 47 and 66 of the Act
- an order requiring the Landlord to comply with the Act, regulation or tenancy agreement under section 62 of the Act
- authorization to recover the filing fee for this application from the Landlord under section 72 of the Act

The Landlord's Application for Dispute Resolution

- an Order of Possession based on a One Month Notice to End Tenancy for Cause (One Month Notice) under sections 47 and 55 of the Act

Tenant M.S., Tenant M.A.L., Tenant S.R.M., and Tenant A.S.M. Attended the hearing for the Tenants.

Landlord M.E. and Landlord L.E. attended the hearing for the Landlords

During the hearing the parties indicated their intention to settle their dispute.

Settlement

Under section 63 of the Act, the Arbitrator may assist the parties to settle their dispute. If the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During this hearing, the parties reached an agreement to settle their dispute.

All parties present at the hearing agreed to the following terms of a final and binding resolution of the Tenants' and the Landlords' applications and that they did so of their own free volition and without any element of coercion:

1. The Landlords and the Tenants agreed that this tenancy will end by way of mutual agreement on April 30, 2025, with no further obligations under the fixed term. The Landlords agreed to withdraw the One Month Notice to End Tenancy for Cause dated February 28, 2025.
2. The Tenants agreed to vacate the rental unit by April 30, 2025 at 1:00 p.m.
3. The Landlords agreed to pay for the repair costs for the main bathroom, provided that the condition of the bathroom stays the same as it appears in the Tenants' photos at page 1 of their "Evidence File No.2."
4. The parties agreed that these particulars comprise the full settlement of all aspects of the Tenants and the Landlords current applications for dispute resolution.

Conclusion

The One Month Notice to End Tenancy for Cause dated February 2, 2025 is withdrawn and is of no force or effect.

In order to give effect to the settlement reached between the parties, and as discussed at the hearing, I grant an Order of Possession to the Landlords effective **on April 30, 2025, after service of this Order** on the Tenants. Should the Tenants or any occupant on the premises fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

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: April 10, 2025

Residential Tenancy Branch