

INTRODUCTION

- [1] This decision determines an application filed with the Residential Tenancy Office (the "Rental Office") under the *Residential Tenancy Act* (the "Act").
- [2] The Landlords seek an order requiring the Tenants and all occupants to vacate the Unit for non-payment of rent.

DISPOSITION

- [3] The parties have agreed that the tenancy agreement will end and the Tenants will vacate the Unit on the terms stated below.

BACKGROUND

- [4] The Unit is a three-bedroom apartment located in a six-unit building.
- [5] The Landlords and the Tenants entered into a written, fixed-term tenancy agreement from February 1, 2026 to July 31, 2026. A security deposit of \$1,650.00 was paid on January 29, 2026. Although the tenancy agreement states that the monthly rent is \$1,675.00, the parties agree that rent in the amount of \$1,650.00 is due on the first day of the month.
- [6] On April 20, 2026 the Landlords emailed the Tenants a first *Form 4(A) Eviction Notice* with an effective date of May 10, 2026 for non-payment of rent in the amount of \$1,675.00.
- [7] On May 11, 2026 the Landlords filed a *Form 2(B) Landlord Application to Determine Dispute* (the "Application") with the Rental Office seeking vacant possession of the Unit and for the Sheriff to put the Landlords in possession, which is determined in this decision. The Application also seeks rent owing and costs, which are determined in Order LD26-199.
- [8] On June 1, 2026 the Rental Office emailed the parties notice of a tele-hearing scheduled for June 18, 2026.
- [9] On June 2, 2026 the Landlords emailed the Tenants a second *Form 4(A) Eviction Notice* with an effective date of June 22, 2026 for non-payment of rent in the amount of \$5,025.00.
- [10] On June 10, 2026 the Rental Office sent the parties an 89-page PDF and two-video recording evidence package through TitanFile. An additional copy of the PDF was emailed to the Tenants.
- [11] On June 18, 2026 the Landlords' three representatives and three of the Tenants, representing the Tenants, joined the tele-hearing. The parties confirmed that all documents and evidence previously submitted to the Rental Office were included in the evidence package. An additional copy of the Tenants' videos was emailed to the Landlords during the hearing.

SETTLEMENT

- [12] The Tenants have found a new place to live as of July 1, 2026. At the tele-hearing the parties agreed to ending the tenancy on the following terms:
- The tenancy between the parties will terminate effective 5:00 p.m. on July 1, 2026.
 - The Tenants and all occupants must fully vacate the Unit by this time and date.
 - A certified copy of this Order may be filed in the Supreme Court and enforced by Sheriff Services as permitted by the Act.

IT IS THEREFORE ORDERED THAT

1. The tenancy between the parties will terminate effective 5:00 p.m. on July 1, 2026.
2. The Tenants and all occupants must vacate the Unit by this time and date.
3. A certified copy of this Order may be filed in the Supreme Court and enforced by Sheriff Services as permitted by the Act.

DATED at Charlottetown, Prince Edward Island, this 19th day of June, 2026.

(sgd.) Andrew Cudmore

Andrew Cudmore
Residential Tenancy Officer

NOTICE

Right to Appeal

A party may seek to appeal this Order to the Island Regulatory and Appeals Commission (the "Commission") by serving a Notice of Appeal with the Commission and every party to this Order within **7 days of this Order**. If a document is sent electronically after 5:00 p.m., it is considered received the next day that is not a holiday. If a document is sent by mail, it is considered served on the third day after mailing.

Filing with the Court

If no appeal has been made within the noted timelines, this Order can be filed with the Supreme Court of Prince Edward Island and enforced as if it were an order of the Court.