



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Win Gal Holdings Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR

Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking to cancel a notice to end tenancy.

The hearing was conducted via teleconference and was attended by both tenants and an agent for the landlord.

Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to cancel a 10 Day Notice to End Tenancy for Unpaid Rent, pursuant to Section 46 of the *Residential Tenancy Act* (Act).

Background and Evidence

During the hearing the parties reached the following settlement:

1. The tenants agree to pay the landlord \$2,500.00 no later than the end of business on November 27, 2015 for partial payment of rental arrears;
2. The tenants agree to pay the landlord \$1,114.00 no later than the end of business on December 3, 2015 for the complete payment of rental arrears and rent for the month of December 2015; and
3. If the tenants fail to make either or both payments the landlord may end the tenancy.

Conclusion

In support of the above settlement and with agreement of both parties I grant the landlord an order of possession effective **two days after service on the tenants**. This order must be served on the tenants and only if the tenants fail to comply with the settlement. If the tenants fail to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

In addition and with agreement of both parties I grant the landlord a monetary order in the amount of **\$3,614.00** comprised of \$2,739.00 rental arrears and \$913.00 rent due December 3, 2015, as per the above settlement.

If the tenants fail to make the above noted payments this order must be served on the tenants. If the tenants fail to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be 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: November 16, 2015

Residential Tenancy Branch

