



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding ROCKWELL DEVELOPMENTS INC., ROCKWELL MANAGEMENT INC.  
and [tenant name suppressed to protect privacy]

## **SETTLEMENT DECISION**

Dispute Codes          CNR

### Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, received at the Residential Tenancy Branch on March 16, 2017 (the "Application"). The Tenant applied for an order cancelling a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, dated March 4, 2017 (the "10 Day Notice"), pursuant to the *Residential Tenancy Act* (the "Act").

The Tenant attended the hearing on her own behalf. The Landlords were represented at the hearing by A.M. Both parties provided a solemn affirmation at the beginning of the hearing.

### Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

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

1. The Tenant agrees to pay the Landlords \$98.91 by April 26, 2017 (the "Settlement Payment");
2. The parties agree that future rent payments will be made on or before the first calendar day of each month;
3. The parties agree the Tenant is entitled to make future rent payments to the on-site building manager;
4. The Landlords agree to withdraw the 10 Day Notice as part of this settlement agreement; and
5. The Tenant agrees to withdraw the Application in full as part of this settlement agreement.

This settlement agreement was reached in accordance with section 63 of the *Act*.

### Conclusion

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

In support of the settlement, and with the agreement of the parties, I grant the Landlords a monetary order in the amount of \$98.91, which will be of no force or effect if the Settlement Payment is made as described above. If necessary, the order may be filed in and enforced as an order of the Provincial Court of British Columbia (Small Claims).

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: April 20, 2017

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Residential Tenancy Branch