



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNDC, MNR, MNSD, FF

Introduction

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order of Possession - Section 55;
2. A Monetary Order for unpaid rent - Section 67;
3. An Order to retain the security deposit - Section 38; and
4. An Order to recover the filing fee for this application - Section 72.

Both Parties attended the conference call hearing. During the Hearing the Parties reached a settlement agreement. The Parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the Parties understood the nature of this full and final settlement of this matter.

Agreed Facts

The tenancy began on May 9, 2020. Rent of \$1,588.00 is payable on the first day of each month. The Tenant was served with a 10-day notice to end the tenancy for unpaid rent dated December 17, 2020 (the “Notice”). The amount indicated as owing on the Notice include rents for July 2020.

Settlement Agreement

Section 63(2) of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order.

The Parties mutually agree as follows:

- 1. The Notice is cancelled, and the tenancy continues;**
- 2. The Parties will, in good faith, negotiate a repayment plan for all unpaid rents (the “Negotiations”);**
- 3. The Negotiations will take place between May 1 and 15, 2021 and will conclude no later than May 15, 2021; and**
- 4. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Given the mutual agreement reached during the Hearing, I find that the Parties have settled their dispute as recorded above. I order the Parties to meet the above terms of the mutual agreement. If the Parties are unable to reach an agreement the Landlord may issue a new notice to end tenancy for unpaid rent and has leave to reapply for the unpaid rents.

Conclusion

The Parties have settled the dispute.

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 30, 2021

Residential Tenancy Branch