



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNR

### Introduction

This hearing was convened in response to an application by the Tenant for an order cancelling a notice to end tenancy pursuant to section 46 of the *Residential Tenancy Act* (the “Act”).

Both Parties attended the conference call hearing and reached a settlement agreement as set out below. The Landlord confirms that the Tenant’s application sets out the Landlord’s name in the wrong order. This has been corrected on the style of cause for this Decision and on the order of possession granted below.

### Agreed Facts

The tenancy under written agreement started on July 1, 2020. Rent of \$4,800.00 is payable on the first day of each month. At the outset of the tenancy the Landlord collected \$2,400.00 as a security deposit and \$2,400.00 as a pet deposit. The Tenant failed to pay full rent for March 2021 and on March 16, 2021 the Landlord served the Tenant with a 10-day notice to end tenancy for unpaid rent of \$2,918.82 (the “Notice”). The Tenant did not pay the outstanding rent set out on the Notice and has not moved out of the unit. The Notice is valid for its stated purpose. The Tenant has provided its email address to the Landlord for service of documents.

Settlement Agreement

**The Parties mutually agree as follows:**

- 1. The tenancy will end, and the Tenant will move out of the unit on 1:00 p.m. on July 8, 2121; and**
- 2. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

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. Given the mutual agreement reached during the hearing, I find that the Parties have settled their dispute as recorded above. To give effect to this agreement I grant the Landlord an order of possession effective 1:00 p.m. on July 8, 2021.

Conclusion

The Parties have settled the dispute.

**I grant** an Order of Possession to the Landlord effective 1:00 p.m. on July 8, 2021. The Tenant must be served with this **Order of Possession**. Should the Tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and 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 Act.

Dated: July 05, 2021

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Residential Tenancy Branch