



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ET, FFT, OLC, CNR, CNC

### Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord to end the tenancy early and obtained an order of possession.

Both parties appeared.

At the outset of the hearing the tenant stated that they would like their applications for dispute resolution scheduled to be heard on August 9, 2022, be joined with the landlord's application schedule for today these matters can be resolved. The landlord had no issue with the tenants files being joined for all purposes at todays hearing. I have noted the additional file numbers on the cover page of this decision.

The tenant's applications filed on April 11, 2022 seeks to have the landlord comply with the act to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities and to cancel a One Month Notice to End Tenancy for Cause.

During the hearing the parties agreed to settle these matters, on the following conditions:

1. The parties agreed that the tenancy will end on June 16, 2022 at 5PM and the move-out condition inspection will be conduct at this time;
2. The tenant agreed that the tenants owe the landlords the sum of \$4,800.00 for unpaid rent;
3. The parties agreed that the landlord will keep the security deposit of \$800.00 to reduce the amount owed to \$4,000.00;

4. The landlord agreed if the tenant AM pays to the landlord on or before June 16, 2022, the sum of \$2,000.00, that the remainder owed of \$2,000.00 will be collected solely from the co-tenant MJ;
5. Should the tenant AM not pay the above amount on or before June 16, 2022, the landlord will have the right to collect the full amount from the tenants; and
6. The parties agree that the hearing dates on the additional files scheduled on August 9, 2022 are cancelled

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

#### Conclusion

As a result of the above settlement, the landlord is granted an order of possession and a monetary order, should the tenants fail to comply with the settlement agreement.

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: June 13, 2022

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Residential Tenancy Branch