



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MT, CNR, RP, PSF, RR, FF

Introduction

This hearing dealt with an application by the tenant for an order to set aside a notice to end tenancy for non payment of rent and for more time to do so. The tenant also applied for other remedies and for the recovery of the filing fee.

Both parties attended the hearing and had opportunity to be heard.

The tenant agreed that she had not served her evidence on the landlord and had received the evidence of the landlord. Accordingly, the tenant's evidence was not used in the making of this decision.

Issue to be Decided

Does the landlord have grounds to end this tenancy? Is the tenant entitled to the other remedies she has applied for?

Background and Evidence

The tenancy began on July 31, 2017. The current rent is \$4,600.00 due on the first of the month. The landlord stated that the tenant was repeatedly late paying rent and filed a copy of the rent ledger into evidence. On December 28, 2022, the landlord served the tenant with a ten-day notice to end tenancy for unpaid rent. Neither party filed a copy of the notice into evidence.

The reasons for the notice were discussed at length. During the hearing, the parties engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Analysis

Pursuant to Section 63 of the *Residential Tenancy Act*, the Arbitrator may assist the parties settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

During this hearing, the parties reached an agreement to settle their dispute. Both parties agreed to the following terms:

1. The tenant agreed to move out by 1:00p.m. on March 15, 2023.
2. The landlord agreed to allow the tenancy to continue till 1:00 p.m. on March 15, 2023. The landlord will be issued an order of possession effective this date.
3. The tenant agreed to pay rent and utilities until the last day of the tenancy.
4. Both parties stated that they understood and agreed that these particulars comprise the full and final settlement of all aspects of this dispute for both parties.
5. The parties agreed to exercise any additional goodwill and spirit of cooperation necessary in regard to the above undertakings, which might be required to achieve a positive end to this landlord – tenant relationship.

The tenant and the landlord have reached a settled agreement, as recorded above. This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the *Act*. Should either party violate the terms of this settled agreement, the tenancy agreement or the *Act*, it is open to the other party to take steps under the *Act* to seek remedy.

Pursuant to the above agreement, I grant the landlord an order of possession effective by 1:00p.m. on March 15, 2023. 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.

As this dispute was resolved by mutual agreement and not based on the merits of the case, I decline the tenant's request to recover the filing fee paid for this application.

Conclusion

I grant the landlord an order of possession effective by **1:00p.m. on March 15, 2023.**

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: February 27, 2023

Residential Tenancy Branch