



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

## **DECISION**

Dispute Codes      CNR, OPR-DR, MNR-DR, FFL

### Introduction

The tenant applied on January 19, 2023, to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the 10 Day Notice) issued on January 9, 2023.

The landlord applied on January 25, 2023, for possession of the rental unit, unpaid rent and reimbursement of their filing fee based on the same 10 Day Notice.

### Settlement

The parties agree:

- The tenant will vacate the rental unit by May 27, 2023.
- The landlord will keep the security deposit of \$1,250.00 as partial payment for rent owing.
- The tenant owes rent as follows:

Month	Amount	Security deposit	TOTAL
December 2022	\$1,800.00		
January 2023	\$2,500.00		
February 2023	\$2,500.00		
March 2023	\$2,500.00		
April 2023	\$2,500.00		
<b>TOTAL</b>	<b>\$11,800.00</b>	<b>\$1,250.00</b>	<b>\$10,550.00</b>

Conclusion

To carry out to the settlement reached between the parties, and as discussed at the hearing, I issue the attached orders:

- I award the landlord \$10,650.00 for unpaid rent from December 2022 to April 2023 and the filing fee for this application.
- I grant the landlord an order of possession effective May 27, 2023, at 1:00 pm.

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: May 15, 2023

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Residential Tenancy Branch