



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

## DECISION

Dispute Codes      **CNR, RR, RP, OLC**

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant filed under the *Residential Tenancy Act* (the “Act”) to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the “Notice”) issued on April 5, 2023, to reduce rent for repairs, to have the landlord comply with the Act.

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

1. The parties agreed rent of \$9,000.00 was reduced to \$7,000.00 effective March 1, 2023;
2. The parties agreed that the tenant owes rent arrears of \$21,000.00 to the landlord for March, April and May 2023;
3. The parties agreed that the tenancy will end no later than August 31, 2023, only if the following conditions are met by the tenant:
  - a) Rent for June 2023, must be paid in full \$7,000.00 on June 1, 2023;
  - b) The Arrears of \$21,000.00 must be paid in full no later than June 15, 2023;
  - c) Rent for July 2023, must be paid in full \$7,000.00 on July 1, 2023;
  - d) Rent for August 2023, must be paid in full \$7,000.00 on August 1, 2023; and
  - e) The tenant must vacate the rental unit on August 31, 2023, if they have complied with the above conditions.
4. Should the tenant fail to comply with **any one** of the above conditions the landlord is entitled to enforce the 2-day order of possession; and

5. Should the tenant want to end the tenancy earlier than the agreed upon date, if they find suitable accommodation sooner they must give the landlord 30 days notice as required by the Act.

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 only for the above rent arrears of \$21,000.00, should the tenant fail to comply with the settlement agreement. I have not granted rent for June 2023 or subsequent rent in the monetary order as they are not due on this date.

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 25, 2023

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Residential Tenancy Branch