



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes **OPR, FFL, CNR, PSF**

Introduction

A proceeding was held in response to the following:

- Landlord's May 1, 2023, application for an order of possession based on the 10 Day Notice to End Tenancy For Unpaid Rent issued on April 7, 2023, and a subsequent 10 Day Notice, issued on May 3, 2023 (the "10 Day Notice").
- Tenant's May 12, 2023, dispute of the 10 Day Notices and request for services or facilities.

The parties voluntarily agreed to settle their dispute and end the tenancy.

Settlement

Under section 63 of the Residential Tenancy Act, I order the following terms as agreed between the parties:

- KH and JS will pay \$1,900.00 to the Landlord by June 21, 2023.
 - To carry out this term of the agreement, I grant the Landlord a monetary order in the amount of \$1,900.00.
- KH and JS and all other occupants will move out of the rental unit by June 30, 2023, at 5:00 pm.
 - To carry out this term of the agreement, I grant the Landlord an order of possession effective June 30, 2023, at 5:00 pm.

- KH and JS will leave the rental unit reasonably clean and undamaged except for reasonable wear and tear.
- Both parties agree that the above terms are legal, final, binding and enforceable, which settle all aspects of this dispute.

Conclusion

I grant the Landlord a monetary order for \$1,900.00. Should the Respondents fail to comply, this order may be filed and enforced in the Small Claims Division of the Provincial Court.

I grant the Landlord an order of possession effective June 30, 2023, at 5:00 pm. Should the tenant or any occupant on the premises fail to comply with this order after it is served on them, this order may be filed and enforced as an order of the Supreme Court of British Columbia.

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 28, 2023

Residential Tenancy Branch