



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Introduction

This hearing dealt with the Landlord's application under the *Residential Tenancy Act* (the Act) for:

- an order of possession based on a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the 10 Day Notice)
- a Monetary Order for unpaid rent under section 67 of the Act
- authorization to recover the filing fee for this application from the Tenant under section 72 of the Act

The Tenant's application was heard at the same time, requesting:

- to dispute the 10 Day Notice
- to dispute a rent increase above the amount allowed by law
- to request the Landlord to comply with the Act or the tenancy agreement

Landlord MR attended the hearing as agent for the Landlord. Tenant DK attended the hearing, along with PG as advocate for the Tenant.

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

Settlement

Under section 63 of the Act, the Arbitrator may assist the parties to settle their dispute and record the settlement in the form of a decision and orders. Both parties agree to the following terms:

1. The Tenant will vacate the rental unit by July 31, 2023.
2. The Landlord will pay to the Tenant the amount of \$2,000.00 once the Tenant has vacated the rental unit.
3. At the end of the tenancy the Tenant will remove all their belongings and leave the rental unit reasonably clean and undamaged except for reasonable wear and tear.

4. Both parties agree this is a full and final resolution of their dispute, and that they settled matters of their own free will.

Considering the settlement reached between the parties, I find the Landlord will bear the cost of their own filing fee.

Tenants and Landlords both have an obligation to complete a move-out condition inspection at the end of the tenancy. To learn about obligations related to deposits, damage and compensation, search the [RTB website](#) for information about after a tenancy ends.

Conclusion

To carry out the settlement reached between the parties, and as discussed at the hearing, I grant an Order of Possession to the Landlord effective **on July 31, 2023, after service of this Order** on the Tenant. Should the Tenant or any occupant on the premises fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

To give effect to the monetary settlement reached between the parties, I grant the Tenant a monetary order in the amount of \$2,000.00. The Tenant is provided with this Order and the Landlord must be served with a copy of it as soon as possible. Should the Landlord fail to comply with the Order, it may be filed in the Small Claims Division of the Provincial Court and enforced as an Order of that Court.

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: July 21, 2023

Residential Tenancy Branch