



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing

A matter regarding CAPILANO PROPERTY MANAGEMENT SERVICES
LTD and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, CNC, OPR-DR, MNR-DR, FFT

Introduction

This hearing dealt with the Tenant's June 1, 2023, Application for Dispute Resolution and the Landlord's June 15, 2023, Application for Dispute Resolution under the *Residential Tenancy Act* (the "Act") for:

- Cancellation of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the 10-Day Notice) pursuant to section 46.
- Cancellation of the One Month Notice to End Tenancy for Cause (the One Month Notice), pursuant to section 47.
- An Order of Possession based on the 10-Day Notice under sections 46 and 55 of the Act
- 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

Settlement

Under section 63 of the Act, the Arbitrator may assist the parties to settle their dispute. 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 term as a final and binding resolution of the applications and the issues in dispute arising out of this tenancy at this time and that they did so of their own free volition and without any element of coercion:

1. The Tenant will vacate the rental unit on or before August 31, 2023, at 12:00pm.

Both parties agreed that these particulars comprise the full settlement of all aspects of the current applications for dispute resolution.

Conclusion

In order to give effect to the settlement reached between the parties, and as discussed at the hearing, I grant an Order of Possession to the Landlord effective if the Tenant does not comply with the terms of the settlement. 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.

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: August 03, 2023

Residential Tenancy Branch