



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNRL-S, MNDCL-S, FFL

### Introduction

The landlords applied to the Residential Tenancy Branch [the 'RTB'] for Dispute Resolution. The landlords ask me for the following orders against the tenants.

1. Exclusive possession of the rental unit in favour of the landlords, pursuant to a 10-day Notice to End Tenancy for Unpaid Rent, issued on or about 5 May 2023 [the 'Notice'].
2. Payment of \$5,769.00 of unpaid rent.
3. Compensation in the amount of \$8,000.00.
4. Reimbursement for the \$100.00 filing fee for this application.

The landlords appeared at the hearing on 10 July 2023. The tenants also appeared.

### Settlement of Dispute

During this hearing, the parties settled their dispute. In settling this dispute, they agreed on the following terms [the 'Terms'].

1. The Notice is of no further force or effect.
2. The tenants agree to pay the landlords:
  - a. \$3,000.00, no later than 14 July 2023; and
  - b. \$2,869.00, no later than 21 July 2023.
3. If the tenants do not pay these amounts by these dates, then this tenancy ends, by way of this agreement, at 1:00 p.m. on 28 July 2023 [the 'Move-out Time'].
4. Before the Move-out Time, the tenant and any other occupant will vacate the rental unit.

5. This settlement comprises the full and final settlement of the landlords' application.

At the hearing, both parties confirmed that they understood and agreed to these Terms and that:

- the Terms are final, binding and enforceable; and
- the Terms settle all aspects of this dispute.

The parties also confirmed that they agreed to these Terms free of any duress or coercion.

### Conclusion

In light of this settlement, I grant an to the landlords in the amount of \$5,869.00. This gives effect to the settlement reached between the parties, as discussed at the hearing. To enforce this order, the landlords must serve the tenant with a copy of it.

I make this decision per section 63 of the Residential Tenancy Act [the 'Act'], and on authority delegated to me by the Director of the RTB per section 9.1(1) of the Act.

Dated: 4 August 2023

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Residential Tenancy Branch