

DECISION

Introduction

This hearing dealt with the Landlord's and Tenant's Applications under the *Residential Tenancy Act* (the "Act").

The Landlord applied for:

- An Order of Possession based on a 10 Day Notice for Unpaid Rent;
- A Monetary Order for unpaid utilities;
- Authorization to recover the filing fee for this application from the Tenant;

The Tenant applied for:

- Cancellation of the Landlord's 10 Day Notice, and more time to dispute this Notice;
- An Order for the Landlord to complete repairs to the rental unit;
- An Order restricting the Landlord's access to the rental unit;

At the end of the hearing the parties were offered an opportunity to settle their dispute and reached an agreement on all issues.

Analysis

Under section 63 of the Act, the Arbitrator may assist the parties to settle their dispute.

Both parties voluntarily agreed to the following terms of a final and binding settlement:

1. The Tenant will pay the unpaid rent for October and November 2023, the total of \$1120.00.
2. The tenancy will continue until it is ended in accordance with the Act.
3. The Tenant will pay the rent on the first of each month, as required by the tenancy agreement.
4. The Tenant will complete and submit the necessary forms to request that the Ministry pay their rent to the Landlord directly by the first of each month. If the Ministry is not able to pay by the first of each month, the Tenant will pay the rent themselves to the Landlord by the first of each month.
5. The parties agree that these terms are the full and final settlement of all claims in this matter.

Conclusion

To give effect to the settlement reached between the parties, I grant the following Orders.

I Order the Tenant to pay the Landlord **\$1120.00** for unpaid rent. The Landlord is granted a monetary order to this effect. If the Tenant does not pay, this Order may be filed and enforced in the Small Claims Division of the Provincial Court of British Columbia.

I Order the Tenant to pay the monthly rent to the Landlord by the first of each month.

This tenancy continues until it is ended in accordance with the Act.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under section 9.1(1) of the Act.

Dated: November 29, 2023

Residential Tenancy Branch