



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Introduction

This hearing was convened in response to applications by the landlord and the tenant.

The landlord's application filed on November 6, 2023; is seeking orders as follows:

1. For an order of possession, based on an undisputed 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the "Notice") issued on October 18, 2023;
2. For a monetary order for unpaid rent;
3. To keep all or part of the security deposit; and
4. To recover the cost of filing the application.

The tenant('s') application filed on September 15, 2023, and amended on November 2, 2023, is seeking orders as follows:

1. To cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the "Notice") issued on November 2, 2023;
2. To be allowed more time to dispute a Two Month Notice to End Tenancy For Landlord's Use of Property, (the "Notice") issued on August 1, 2023; and
3. Dispute a rent increase.

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

1. The parties agree that the tenancy will end on February 29, 2024, at 1:00pm. The landlord is granted an order of possession.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

As a result of the above settlement, the landlord is granted an order of possession should the tenant to comply with the settlement agreement.

As there multiple notices to end the tenancy, I find it appropriate to cancel the notices to end tenancy before me. I find the tenancy is ending based on a mutual agreement.

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: December 19, 2023

Residential Tenancy Branch