

DECISION

Introduction

This hearing dealt with the Tenant's Application for Dispute Resolution under the *Residential Tenancy Act* (the "Act") for:

- cancellation of the Landlord's 10 Day Notice to End Tenancy for Unpaid Rent (10 Day Notice) and an extension of the time limit to dispute the 10 Day Notice under sections 46 and 66 of the Act
- an order to suspend or set conditions on the Landlord's right to enter the rental unit under section 70(1) of the Act

The Landlord filed a cross-application for an Order of Possession and unpaid rent.

Settlement Agreement

At the outset of the hearing, the parties indicated their intention to settle this matter. Under section 63 of the Act, I have recorded the settlement in the form of a decision and orders.

Both parties agreed to the following terms of their own free will:

1. The parties agree to end the tenancy effective May 1, 2024, at 1:00 pm. The Tenant agrees to have vacated the rental unit by that date and time.
2. The Landlord will retain the Tenant's deposits plus interest, totalling \$2,170.96 for unpaid rent.
3. The Tenant will pay \$6,429.04.00 to the Landlord for the balance of rent owing to the end date of the tenancy.
4. This is a full and final settlement of all issues currently arising out of this tenancy.

Conclusion

I grant the Landlord an order of possession effective May 1, 2024, at 1:00 pm. The Landlord is provided with this order in the above terms and must serve it on the Tenant in accordance with the Act. If the Tenant fails to comply with this Order, it may be filed and enforced as an order of the Supreme Court of British Columbia.

I grant the Landlord a Monetary Order in the amount of \$6,429.04. The Landlord is provided with the Order and must serve a copy on the Tenant, along with a demand for payment of the balance owing, as part of the enforcement process if required. Should

the Tenant then 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 Act.

Dated: April 18, 2024

Residential Tenancy Branch