

## **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) under sections 46 and 55 of the Act
- authorization to recover the filing fee for this application from the Landlord under section 72 of the Act

It also dealt with the Tenant's Application under the Act for:

- cancellation of the Landlord's Two Month Notice to End Tenancy for Landlord's Use of Property (Two Month Notice) under section 49 of the Act
- authorization to recover the filing fee for this application from the Landlord under section 72 of the Act

At the outset of the hearing the parties indicated that they had settled their dispute.

### **Settlement**

Under section 56 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.

The terms of the settlement are laid out in a document dated April 29, 2024 and signed by the parties. The terms of the settlement are attached as Appendix "A" to this Decision. Should the terms of the settlement not be respected by either party, the parties are free to apply for additional relief.

Pursuant to the settlement, I grant an Order of Possession to the Landlord dated August 1, 2024 as well as a monetary order to the Tenant in the amount of \$6,500.00.

### **Conclusion**

I grant an Order of Possession to the Landlord effective **on August 1, 2024, after service of this Order** on the Tenant. 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.

I grant a Monetary Order to the Tenant in the amount of \$6,500.00. The Monetary Order must be served on the Landlord and can be enforced in the Provincial Court of British Columbia (Small Claims).

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 30, 2024

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Residential Tenancy Branch