

DECISION

Introduction

This hearing dealt with the Tenant's Application for Dispute Resolution, filed on April 19, 2024, 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
- an order to suspend or set conditions on the Landlord's right to enter the rental unit under section 70(1) of the Act

This hearing also dealt with the Tenant's Application for Dispute Resolution, filed on April 28, 2024, under 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
- an order to suspend or set conditions on the Landlord's right to enter the rental unit under section 70(1) of the Act
- authorization to recover the filing fee for this application from the Landlord under section 72 of the Act

Tenant C.M. attended the hearing for the Tenant.

Landlord J.D. attended the hearing for the Landlord.

At the outset of the hearing the parties indicated their intention to settle their dispute.

Settlement

Under section 63 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. During this hearing, the parties reached an agreement to settle their dispute.

Both parties agreed to the following terms of a final and binding resolution of the Tenant's application and the issues in dispute arising out of this tenancy at this time and that they did so of their own free volition and without any element of coercion:

1. The parties agreed that this tenancy will end by way of mutual agreement on July 15, 2024.

2. The Tenant agreed to vacate the rental unit by 1:00 p.m. on July 15, 2024.
3. The Tenants agreed to pay unpaid rent in the amount of \$13,000.00 by June 3, 2024.
4. The Tenant will pay rent on June 8, 2024, in the amount of \$2,448.00.
5. The Tenant will pay rent on July 8, 2024, in the amount of \$2448.00.
6. The Landlord will inspect the rental unit on June 11, 2024, at 4:00 P.M. and the Tenant will grant the Landlord access to do so.
7. The parties agreed that these particulars comprise the full settlement of all aspects of the Tenant's current application for dispute resolution.

Conclusion

In order to give effect to the settlement reached between the parties, and as discussed at the hearing, I grant an Order of Possession to the Landlord effective **on July 15, 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.

In order to give effect to the above settlement reached between the parties, I grant the following monetary orders in the Landlord's favour:

1. \$13,000.00 to be paid by June 3, 2024.
2. \$2,448.88 to be paid by June 8, 2024; and
3. \$2,448.88 to be paid by July 8, 2024.

The Landlord is provided with these Orders and the Tenant must be served with a copy of these Orders as soon as possible. Should the Tenant fail to comply with these Orders, these Orders may be filed in the Small Claims Division of the Provincial Court and enforced as Orders 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: June 5, 2024

Residential Tenancy Branch