

DECISION

Introduction

This hearing dealt with the Tenants' Applications for Dispute Resolution under the *Residential Tenancy Act* (the Act) for:

- Cancellation of the Landlord's One Month Notice to End Tenancy for Cause (One Month Notice) under section 47 of the Act
- 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 requiring the Landlord to comply with the Act, regulation or tenancy agreement under section 62 of the Act

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 agreed to the following terms as a final and binding resolution of the Tenants' applications 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 Tenants will vacate the rental unit by 1:00 PM on August 15, 2024.
2. The Landlords will waive the unpaid rent for the period of July 15, 2024 to August 15, 2024.
3. The Landlords are authorized to retain the Tenants' security deposit of \$1,250.00 towards unpaid rent.
4. The Tenants will pay the Landlords \$1,250.00 for unpaid rent based on the following schedule:
 - a. The Tenants will pay \$200.00 per month for 6 months; and
 - b. The Tenants will pay an additional \$50.00 for the last month of the payment schedule.

All parties agreed that this comprises the full settlement of all aspects of the Tenants' current applications 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 Landlords effective at **1:00 PM on August 15, 2024, after service of this Order** on the Tenants. Should the Tenants 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.

The Landlords are authorized to retain the Tenants' security deposit of \$1,250.00.

In order to give effect to the above settlement reached between the parties, I grant a Monetary Order in the Landlords' favour in the amount of \$1,250.00. The Landlords are provided with this Order and if the Tenants do not comply with the above settlement the Tenants must be served with a copy of this Order as soon as possible. Should the Tenants fail to comply with this Order, this Order may be filed and enforced in the Small Claims Court of British Columbia if equal to or less than \$35,000.00. Monetary Orders that are more than \$35,000.00 must be filed and enforced in the Supreme Court of British Columbia.

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: July 30, 2024

Residential Tenancy Branch