

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

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

- For an order of possession for unpaid rent; and
- For a monetary order for unpaid rent.

Both parties appeared and are noted on the covering page of the Decision.

The Tenant at the hearing confirmed that they have not paid rent for July, August, September 2024, and did receive the 10 Day Notice on August 2, 2024. The Tenant wanted to settle this matter as they were seeking more time to vacate the rental unit.

Settlement

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

- 1) The Tenants will have until September 8, 2024 to vacate the rental unit;
- 2) The Tenants owe rent for July, August and September 2024, to the Landlord for a total of \$6,039.00, and the Landlord can keep the security deposit which is

shown as \$970.10 to offset the amount owed by the Tenants. Leaving owed to the Landlord the amount of \$5,068.90.

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

Conclusion

As a result of the above settlement pursuant to section 62 of the Act, I find it appropriate to grant the Landlord an order of possession should the Tenants fail to vacate the rental unit. The Landlord is granted a monetary order for unpaid rent and is authorized to keep the security deposit in partial satisfaction of unpaid rent.

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: September 3, 2024

Residential Tenancy Branch