



Dispute Resolution Services
Residential Tenancy Branch
Ministry of Housing

Primary File Number: **910171201**
Additional File Number: **910172255**
Decision Dated: October 29, 2024

In the matter of the *Residential Tenancy Act*, SBC 2002, c. 78, as amended

Between

PEJMAN LOTFI-JAD - (P.L.)

Applicant - **Tenant**

And

LIONS GATE VILLAGE PARTNERSHIP - (L.G.V.P.)

Respondent - **Landlord**

Regarding the rental unit located at:

1915 GLENAIRE DR, NORTH VANCOUVER, BC

Date of Hearing: October 29, 2024, 9:30 AM, by conference call

Attending for the Tenant

- Pejmann Lotfi-Jad (**email address for service: pejlotti@gmail.com**)

Attending for the Landlord

- Edwin Leung (**email address for service: edwin@citimark.ca**)

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
- an order to allow the Tenant to reduce rent for repairs, services or facilities agreed upon but not provided, under sections 27 and 65 of the Act
- an order for the Landlord to make repairs to the rental unit under sections 32 and 62 of the Act
- an order requiring the Landlord to comply with the Act, regulation or tenancy agreement under section 62 of the Act

and the Landlord's Application for Dispute Resolution under the Act for:

- an Order of Possession based on a 10 Day Notice under sections 46 and 55 of the Act
- a Monetary Order for unpaid rent under section 67 of the Act
- authorization to recover the filing fee for this application from the Tenant under section 72 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 reached an agreement to settle their dispute.

Both parties agreed to the following terms of a final and binding resolution of their applications and the issues in dispute arising out of this tenancy at this time:

1. This tenancy will end by way of mutual agreement at 1:00 p.m. on November 30, 2024, at which time the Tenant agreed to provide the Landlord with vacant possession.
2. The Tenant agrees to pay the Landlord \$8,050.00 by 1:00 p.m. on November 1, 2024, in full satisfaction of unpaid rent to date.
3. The parties agree that no additional rent is payable November 1, 2024.

4. The parties agree to receive service of documents by email to the email addresses on the cover page of the decision.

Conclusion

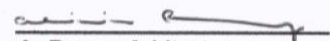
As the parties have reached a settlement, I make no factual findings about the merits of this application.

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 November 30, 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.

To give affect to the settlement reached between the parties, and as discussed at the hearing, I grant a Monetary Order to the Landlord in the amount of \$8,050.00 **effective on November 1, 2024, after service of this Order** on the Tenant. Should the Tenant fail to comply with this Order, this Order may be filed and enforced as an Order of the Provincial Court of British Columbia (Small Claims 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: October 29, 2024



A. Perez, Arbitrator
Residential Tenancy Branch