



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs

A matter regarding CASCADIA APARTMENT RENTALS  
LTD and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      Tenants' application: CNR, OLC  
Landlord's application: OPR-DR, FFL

Pursuant to section 58 of the Residential Tenancy Act (the Act), I was designated to hear a cross application regarding the above-noted tenancy.

The Tenants' application pursuant to the Act is for:

- cancellation of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated February 6, 2025, pursuant to section 46; and
- an order for the landlord to comply with the Act, the Residential Tenancy Regulation, and/or tenancy agreement, pursuant to section 62.

The Landlord's application pursuant to the Act is for:

- an order of possession under a 10-Day Notice to End Tenancy for Unpaid Rent dated January 7, 2025, pursuant to sections 46 and 55; and
- an authorization to recover the filing fee, under section 72.

The Landlord's agent JD (the Landlord) and tenant MA (the Tenant) attended the hearing. The Tenant represented all the named tenants in these applications. The parties had a full opportunity to provide affirmed testimony, present evidence, cross examine the other party, and make submissions.

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.

Both parties agreed to the following terms of a final and binding resolution of the 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 agree to provide the Landlord with vacant possession of the subject rental property on March 31, 2025, by 1:00 PM.

2. The Tenants owe the Landlord \$9,728.00 for all the rental arrears, including March 2025. The Tenants will make ten monthly payments of \$1,000.00, in the total amount of \$10,000.00 for the rental arrears. The first payment is due on May 1, 2025 and each payment will be on the first day of the following months.
3. The parties agree to receive and serve documents via email. The parties' email addresses are recorded on the cover page of this decision.
4. The Landlord will email the Tenants the e-transfer payment address for the monthly payments within 5 days after this decision's date.

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

The parties must address the security deposit in accordance with section 38 of the Act.

To give effect to the settlement reached between the parties and as discussed with them during the hearing, pursuant to section 64.2 of the Act, I issue an order of possession to the Landlord, which is to take effect on March 31, 2025 by 1:00 PM. The Landlord must serve this order of possession as soon as possible, in accordance with section 88 of the Act.

To give effect to the settlement reached between the parties and as discussed with them during the hearing, pursuant to section 64.2 of the Act, I grant the Landlord a monetary order in the amount of \$10,000.00. The monetary order may be served if the Tenants default on the payments. If the Tenants fail to comply with this order the Landlord may file the order in the Provincial Court (Small Claims) to be enforced as an order 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: March 18, 2025

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Residential Tenancy Branch