

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

- an Order of Possession based on a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (10 Day Notice) under sections 46 and 55 of the Act
- an Order of Possession based on a One Month Notice to End Tenancy for Cause (One Month Notice) under sections 47 and 55 of the Act
- an Order of Possession based on a Two Month Notice to End Tenancy because the Tenant Does Not Qualify for Subsidized Rental Unit (Two Month Notice) under sections 49.1 and 55 of the Act

Tenant SG and interpreter IP attended the hearing.

Landlord PM also attended the hearing.

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

Analysis

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. Both parties agreed that this tenancy will end on August 31st, 2025, at which time the Tenant agrees vacate the rental unit.

2. The Landlord agreed to provide compensation to the Tenant. In addition to the statutory month's rent due pursuant to a section 49 notice, the Landlord agreed to provide three additional free months of rent to the Tenant, for a total of four months' rent.
3. Both parties agreed that these particulars comprise the full settlement of all aspects of the Tenant's and Landlord's 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 Landlord effective **on August 31st, 2025, 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.

The Landlord agreed to provide four months' rent in compensation to the Tenant.

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: April 8, 2025

Residential Tenancy Branch