

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 requiring the Landlord to comply with the Act, regulation or tenancy agreement under section 62 of the Act
- authorization to recover the filing fee for this application from the Landlord under section 72 of the Act

This hearing also dealt with the Landlord's Application 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
- 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

O.N.A.O. and S.N.A.O. attended for the Tenant

A.T. and J.A. attended for the Landlord

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 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. The parties agreed that this tenancy will end by way of mutual agreement at 1:00 PM on May 31, 2025, by which time the Tenant agreed to vacated the rental unit.

2. The Tenant agreed to pay compensation in the amount of \$ 6,987.50 to the Landlord. This is compensation for the Tenant's rent for March, April, and May 2025.
3. The Tenant agreed to allow the Landlord to retain their \$1,797.50 security deposit, in compensation for their rent.
4. Both parties agreed that these particulars comprise the full settlement of all aspects of the Tenant's current application for dispute resolution.

Conclusion

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 May 31, 2025, at 1:00 PM after service of this Order** on the Tenant. The Landlord is provided with this Order and the Tenant must be served with a copy of this Order as soon as possible. Should the Tenant or any occupant on the premises fail to comply with this Order, it may be filed and enforced as an Order of the Supreme Court of British Columbia.

In order to give effect to the above settlement reached between the parties, I grant a Monetary Order in the Landlord's favour in the amount of \$ 6,987.50. The Landlord is provided with this Order and the Tenant must be served with a copy of this Order as soon as possible. Should the Tenant fail to comply with this Order, this Order may be filed and enforced in 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: April 22, 2025

Residential Tenancy Branch