



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs

## **DECISION**

### **Introduction**

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

- Cancel at 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated March 13, 2025 (10 Day Notice) and for more time to make an application
- 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

Those listed on the cover page of this decision attended the hearing and were affirmed. Words utilizing the singular shall also include the plural and vice versa where the context requires.

During the hearing the parties indicated their intention to settle their dispute.

### **Preliminary Matters**

The parties agreed to combine a second related file to this file and have both matters settlement together. As a result, I find the May 30, 2025, 11:00 AM hearing is cancelled based on this settlement agreement under section 63 of the Act. Both file numbers are listed on the cover page of this decision.

### **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 Landlord'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 agree that the Landlord the Tenant is no longer disputing the 10 Day Notice dated March 13, 2025.
2. The parties agree to combine the two file numbers listed on the cover page of this decision together, which cancels the second hearing scheduled for May 30, 2025, at 11:00 AM.
3. The parties agree that an Order of Possession will be granted for **April 26, 2025, at 2:00 PM** which is the end date of this tenancy.
4. The Tenant agrees to provide vacant possession of the rental unit to the Landlord for April 26, 2025, at 2:00 PM.
5. The parties agree that the Tenant owes the Landlord **\$8,500.00** comprised of \$2,800.00 in rent for February, March and April of 2025 inclusive, plus the \$100.00 filing fee on the combined file.
6. The parties agree that the Landlord is granted a Monetary Order in the amount of **\$8,500.00**.

## Conclusion

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 \$8,500.00. The Landlord is provided with this Order and the Tenant must be served with a copy of this Order before it is enforced. 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) if equal to or less than \$35,000.00.

In addition, I grant the Landlord an Order of Possession effective on April 26, 2025, at 2:00 PM, which must be served on the Tenant. Should the Tenant fail to comply with this Order, this Order may be filed and enforced in the Supreme Court of British Columbia.

This decision will be emailed to both parties.

The Order of Possession and Monetary Order will be emailed to the Landlord only for service on the Tenant as required.

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 23, 2025

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Residential Tenancy Branch