



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Municipal Affairs

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 issued April 28, 2025; and, the Landlord's application for an order of possession and monetary order for unpaid rent under sections 46 and 55 of the Act based upon the Landlord's 10 Day Notice to End Tenancy for Unpaid Rent issued April 28, 2025, and authorization to recover the filing fee for the application from the Tenant under section 72 of the Act.

During 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 effective as of the date of this Decision.

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 knowingly, voluntarily and free of any element of duress or coercion:

1. Both parties agreed that this tenancy will end by 1:00 p.m. on June 10, 2025, by which time the Tenant agreed to have vacated the rental unit.
2. The Tenant agreed to pay compensation to the Landlord for unpaid rent in the amount of \$7,850.00 payable in installments at the rate of \$500.00 every two (2) weeks.
3. Both parties agreed these particulars comprise the full settlement of all aspects of the party's respective 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 June 10, 2025, at 1:00 p.m., 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.

Further, to give effect to the above settlement reached between the parties, I grant a Monetary Order in the Landlord's favor in the amount of \$7,850.00. The Landlord is provided with this Order and the Tenant must be served with a copy of the Order as soon as possible. Should the Tenant fail to comply with the Order, the Order may be filed in the Small Claims Division of the Provincial Court and enforced as Order of that Court.

This decision is issued on authority delegated to me by the Director of the Residential Tenancy Branch under section 9.1(1) of the Act.

Dated: May 28, 2025

Residential Tenancy Branch