



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs

## DECISION

Dispute Codes      CNR, RR / CNC-MT

### Introduction

The hearing was convened following Applications for Dispute Resolution (the Applications) from the Tenants under the *Residential Tenancy Act* (the Act), which were joined to be heard simultaneously.

In their first Application, submitted on July 10, 2025, the Tenants seek:

- An order cancelling a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) under section 46(4)(b) of the Act; and
- An order to reduce the rent for repairs, services or facilities agreed upon but not provided under section 65(1) of the Act.

In their second Application, submitted on July 17, 2025, the Tenants seek:

- An order cancelling a One Month Notice to End Tenancy for Cause (the One Month Notice) under section 47(4) of the Act; and
- An extension of the time limit to dispute the One Month Notice under section 66(1) of the Act.

One of the Applicant Tenants and the Respondent Landlord attended the hearing. Words using the singular shall also include the plural and vice versa where the context requires.

### Service of Notice of Dispute Resolution Proceeding and Evidence

The Tenant indicated they had not served the Notice of Dispute Resolution Proceeding package (the Materials) for their first Application to the Landlord. However, the Landlord confirmed they understood that the matter related to the 10 Day Notice and consented for the Tenants' dispute to proceed. Given this, under section 71(2)(c) of the Act I order the Materials for the Tenants' first Application was sufficiently served to the Landlord in accordance with the Act.

The Landlord acknowledged receipt of the Materials for the Tenants' second Application and the accompanying written evidence. Given this, I find that these records were served as required under sections 88 and 89 of the Act.

### Preliminary Issue – Amendment

I amended both Applications to include the Landlord's full legal name. I also amended the second Application to include the Tenants' full names to match the first Application.

### Analysis

Per section 63 of the Act, an arbitrator may assist the parties to settle their dispute. Section 64.2 of the Act states that 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 the hearing the parties were able to reach a compromise and achieved a resolution of this dispute on mutually agreed terms.

Both parties agreed to the following final and binding settlement of all issues listed in the Applications:

- The Tenants will provide the Landlord with vacant possession of the rental unit by 1:00 PM on September 1, 2025.
- The Tenants will pay to the Landlord \$2,150.00 in full satisfaction of the \$150.00 rent owing for July and the \$2,000.00 rent owing for August.
- Both parties agreed that this settlement agreement constituted a final and binding resolution of the Tenants' Applications.

To give effect to the settlement reached between the parties and, as discussed with them during the hearing, per section 64.2 of the Act, I issue an Order of Possession to the Landlord which is to take effect by 1:00 PM on September 1, 2025 and a Monetary Order for \$2,150.00.

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

### Conclusion

The parties agreed to settlement on final and binding terms.

The Landlord is issued an Order of Possession. A copy of the Order of Possession is attached to this Decision and must be served on the Tenants as soon as possible. The Tenants must vacate the rental unit by 1:00 PM on September 1, 2025. If the Tenants do not comply with the Order of Possession, it may be filed by the Landlord with the Supreme Court of British Columbia and enforced as an order of that court.

The Landlord is issued a Monetary Order for \$2,150.00. A copy of the Monetary Order is attached to this Decision and must be served on the Tenants as soon as possible. It is the Landlord's obligation to serve the Monetary Order on the Tenants. The Monetary Order is enforceable 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: August 11, 2025

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Residential Tenancy Branch