



Dispute Resolution Services  
Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs

## **DECISION**

### **Introduction**

This hearing dealt with crossed Applications for Dispute Resolution under the Residential Tenancy Act (the Act).

The Tenant filed their application on August 8, 2025. The Tenant's application includes these claims:

- I want to dispute a 10 Day Notice to End Tenancy Issued for Unpaid Rent or Utilities and I need more time to dispute this notice

This hearing also dealt with a cross-application filed by the Landlord under the Act on August 21, 2025. The Landlord's application includes these claims:

- I issued a 10 Day Notice to End Tenancy for unpaid rent not paid in the required time and I want an order of possession
- I issued a 10 Day Notice to End Tenancy and I want a monetary order in addition to an order of possession for rent not paid in the required time
- I want to include a request for the tenant to pay me back for the cost of the filing fee

### **Settlement**

Pursuant to section 63 of the Act, the Arbitrator may assist the parties to settle their dispute. Both parties agreed to the following final and binding settlement of all the issues listed in this application for dispute resolution:

1. The parties agree that the Tenant will pay the Landlord \$3,980.00 for the remaining balance of the unpaid rent and the cost of the filing fee by September 8, 2025.
2. The 10 Day Notice of August 1, 2025 is cancelled and of no force or effect. This tenancy continues until it is ended in accordance with the Act.

As the parties have reached a settlement, I make no findings about the merits of this application.

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 \$3,980.00. 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: September 8, 2025

Residential Tenancy Branch