

DECISION

Introduction

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

- cancellation of the Landlord's One Month Notice to End Tenancy for Cause (One Month Notice) under section 47 of the Act
- A Monetary Order for money owed or compensation for damage or loss under the Act, regulation, or tenancy agreement under section 67 of the Act
- an order regarding the Tenants' dispute of a rent increase by the Landlord under section 41 of the Act
- an order to allow access to or from the rental unit for the Tenants or the Tenants' guests under sections 30 and 62 of the Act
- an order for the Landlord to provide services or facilities required by law under section 27 of the Act
- an order to suspend or set conditions on the Landlord's right to enter the rental unit under section 70(1) of the Act

Preliminary Matters

The following issues are dismissed with leave to reapply:

- a Monetary Order for money owed or compensation for damage or loss under the Act, regulation, or tenancy agreement under section 67 of the Act
- an order regarding the Tenants' dispute of a rent increase by the Landlord under section 41 of the Act
- an order to allow access to or from the rental unit for the Tenants or the Tenants' guests under sections 30 and 62 of the Act
- an order for the Landlord to provide services or facilities required by law under section 27 of the Act
- an order to suspend or set conditions on the Landlord's right to enter the rental unit under section 70(1) of the Act

Residential Tenancy Branch Rules of Procedure, Rule 6.2, states that if, in the course of the dispute resolution proceeding the Arbitrator determines that it is appropriate to do so, the Arbitrator may sever or dismiss the unrelated disputes contained in a single application with or without leave to apply.

Aside from the application to cancel the One Month Notice, I am exercising my discretion to dismiss this issue identified in the application with leave to reapply as these matters are not related. Leave to reapply is not an extension of any applicable time limit.

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 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. Both parties agreed that this tenancy will end by 1:00 p.m. on November 15, 2025, at the latest, by which time the Tenants agreed to have vacated the rental unit.
2. Both parties agreed that there will be a rent reduction of \$450.00 for the rent due in October 2025, bringing the total rent owing to \$1,000.00.
3. Both parties agree that for each day the Tenants' stay in November, rent will be paid on a per diem basis. For each day in the rental unit, the Tenants will pay the Landlord \$48.33. As above, the Tenants' must move out by November 15, 2025 but are free to move out earlier in November.
4. Both parties agreed that these particulars comprise the full settlement of all aspects of the Tenants' current application to cancel the One Month Notice.

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 November 15, 2025, after service of this Order** on the Tenants. Should the Tenants 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.

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: October 2, 2025

Residential Tenancy Branch