

DECISION

Introduction

This hearing dealt cross applications for Dispute Resolution under the *Residential Tenancy Act* (the Act) by the parties:

The Tenant applied 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
- an order requiring the Landlord to comply with the Act, regulation or tenancy agreement under section 62 of the Act

The Landlord applied for:

- an Order of Possession based on a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (10 Day Notice) under sections 46 and 55 of the Act
- 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

Settlement

Under section 63 of the Act, the Arbitrator may assist the parties to settle their disputes. If the parties settle their disputes during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their disputes.

Both parties agreed to the following terms of a final and binding resolution of the parties' cross applications 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. This tenancy will end by 1:00 p.m. on November 15, 2025, by which time the Tenant and all occupants agreed to have vacated the rental unit.
2. The Landlord agrees to waive their right to pursue the Tenant for compensation of unpaid utilities.

3. The Tenant agrees the unpaid rent of October and November 2025 in a total amount of \$1,792.00 will be paid in full to the Landlord by November 15, 2025.
4. The Tenant agrees that the Landlord's realtors will conduct a home inspection anytime before 3:00 p.m. on November 7, 2025.
5. The Tenant agrees not to keep any pets or consume marijuana in the rental unit.
6. Both parties agreed that these particulars comprise the full settlement of all aspects of the parties' current applications for dispute resolution.

Conclusion

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

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 at 1:00 p.m. on November 15, 2025 **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.

I further grant a Monetary Order in the Landlord's favour in the amount of \$1,792.00. 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: November 5, 2025

Residential Tenancy Branch