



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Municipal Affairs

DECISION

Introduction

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

- an Order of Possession based on a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the 10 Day Notice) under sections 46 and 55 of the Act;
- a Monetary Order for unpaid rent under section 67 of the Act; and,
- authorization to recover the filing fee for this application from the tenant under section 72 of the Act;

and, the Tenant's application for dispute resolution to cancel the Landlord's 10 Day Notice to End the Tenancy for unpaid rent issued on December 10, 2025.

During the hearing the parties reached a mutually satisfactory agreement to settle this 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. As indicated above, during the hearing, the parties reached an agreement in settlement of their applications for dispute resolution.

Both parties agreed to the following terms of a final and binding resolution of their respective applications 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, the Landlord's agent further confirming his authority to enter into a settlement on behalf of the Landlord:

1. The Tenant vacated the rental unit as of January 17, 2026.
2. The Tenant has agreed to pay the Landlord the amount of \$6,000.00 for unpaid rent owing for November 2025, December 2025, and January 2025, plus \$25.00 for each month in late fees for a total amount of \$6,075.00.

3. The Tenant agreed to pay this compensation to the Landlord no later than May 1, 2026; the parties understand the Tenant may make interim partial payments to the Landlord including any amount owing to the Tenant from the security deposit after a move-out inspection of the rental unit has been conducted.
4. Both parties agreed that these particulars comprise the full settlement of all aspects of the landlord's current application for dispute resolution.

Conclusion

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 \$6,075.00. 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 this 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 *Residential Tenancy Act*.

Dated: January 19, 2026

Residential Tenancy Branch