

DECISION

Introduction

This hearing dealt with two applications for Dispute Resolution under the *Residential Tenancy Act* (the Act).

The Tenant's application was for:

- Cancellation of the 10 Day Notice to End Tenancy for Unpaid Rent (10 Day Notice) under sections 46 and 55 of the Act

The Landlord's application was for:

- an Order of Possession based on the 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

S.H attended the hearing on behalf of the Tenants. H.Y.C did not attend the hearing.

Y.N attended the hearing as Agent for the Landlord.

The Tenant S.H and the Landlord agreed that the Tenant H.Y.C has not resided in the rental unit for many years and that Tenant S.H is the only tenant residing in the rental unit.

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 Tenant S.H's and Landlord's applications and the issues arising out of this tenancy at this time and they did so of their own free volition and without any element of coercion.

- Both parties agreed that this tenancy will end by **1:00 PM on January 13, 2025**, by which time the Tenant S.H agrees to vacate the rental unit.
- The Tenant S.H agreed to pay **\$5,549.00** in rental arrears for the period of November 1, 2025 to January 12, 2026.
- The parties consented to the use of the Tenant S.H's email address for service of documents related to this dispute.
- Both parties agreed that these particulars compromise the full settlement of all aspects of the Tenant S.H's and Landlord's current applications for dispute resolution.

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 at **1:00 pm on January 13, 2026**, after service of this Order on the Tenant S.H. Should the Tenant S.H 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.

In order to give effect to the settlement reached between the parties, and as discussed at the hearing, I grant the Landlord a Monetary Order in the amount of **\$5,549.00**. The Landlord is provided with this Order, and the Tenant S.H must be served with a copy of this Order if the Tenant S.H does not pay rent as agreed. Should the Tenant S.H 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: January 12, 2026

Residential Tenancy Branch