

## **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
- Authorization to recover the filing fee for this application from the Landlord under section 72 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

The Tenant attended the hearing.

N.B and A.T attended the hearing as Agents for the Landlord.

### **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 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 9, 2025**, by which time the Tenant agrees to vacate the rental unit.

- The Tenant agreed the Landlord will retain the security deposit of \$850.00 and \$3.38 in interest accrued from August 1, 2025, as full satisfaction of the full rental arrears of \$3,850.00 from August 1, 2025 to December 1, 2025.
- Both parties agreed that these particulars compromise the full settlement of all aspects of the Tenant'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 9, 2026**, 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.

In order to give effect to the settlement reached between the parties, under section 72 of the Act, I authorize the Landlord to retain the Tenant's security deposit and accrued interest in the amount of \$853.38, in full satisfaction of the Tenant's outstanding rental arrears from August 1, 2025 to December 1, 2025.

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 7, 2026

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Residential Tenancy Branch