



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Municipal Affairs

## DECISION

### Introduction

This hearing dealt with the Tenant's Application for Dispute Resolution under the *Residential Tenancy Act* (the "Act") 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, and more time to file an application to dispute the Notice
- an order regarding the Landlord's repair of the rental unit
- an order that the Landlord comply with the Act, regulations or tenancy agreement

and the Landlord's application under the Act for:

- an order of possession and a monetary order for unpaid rent under sections 46 and 55 of the Act for the Landlord's 10 Day Notice to End Tenancy for Unpaid Rent
- authorization to recover the filing fee for this application from the Tenant under section 72 of the Act

During the hearing the parties engaged in settlement discussions and reached a mutually acceptable resolution to their 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. 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 both the Tenant's and Landlord's 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:

1. Both parties agreed that this tenancy will end by 1:00 p.m. on March 1, 2026, by which time the Tenant agreed to have vacated the rental unit.

2. The parties agreed the Tenant would pay unpaid rent in the amount of \$3,500.00 owing through March 1, 2026, and further agreed the Landlord was to retain the \$2,500.00 deposits for security and pet damage paid by the Tenant at the start of the tenancy which the Landlord continues to hold in trust in partial satisfaction of the unpaid rent agreed upon. The Tenant agreed to pay the balance owing of \$1,000.00 to the Landlord within five (5) days of the date of this settlement. If paid in cash, the Landlord is to provide a receipt to the Tenant pursuant to the Act.
3. Both parties agreed that these particulars comprise the full settlement of all aspects of the Tenant's current application 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 **on March 1, 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.

Further, 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 \$1,000.00. This Order is provided to the Landlord and the Tenant must be served with a copy of this Order as soon as possible. Should the Tenant fail to comply with the 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 made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: February 4, 2026

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Residential Tenancy Branch