

DECISION

Introduction

This hearing dealt with Applications for Dispute Resolution from both the Tenant and the Landlord under the *Residential Tenancy Act* (the Act). The Tenant's Application for Dispute Resolution, filed on January 15, 2026 (the Application), is 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

The Landlord's Application for Dispute Resolution, filed on January 20, 2026 (the Cross Application), is 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 retain all or a portion of the Tenant's security and pet damage deposits in partial satisfaction of the Monetary Order requested under section 38 of the Act
- Authorization to recover the filing fee for the Cross Application from the Tenant under section 72 of the Act

At the outset of the hearing, the parties indicated their intention to settle 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 the 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 Application and the Cross Application and the issues in dispute arising out of this tenancy at this time. The parties agreed to these terms of their own free volition and without any element of coercion:

1. This tenancy will end by 1:00 PM on February 20, 2026, by which time the Tenant will vacate the rental unit.

2. The Tenant agrees they owe unpaid rent to the Landlord for January 2026 and half of February, in the total amount of \$2,775.00 (\$1,850.00 + \$925.00).
3. The Landlord will apply the Tenant's security and pet damage deposits, plus interest, in the total amount of \$1,855.30 (\$925.00 + \$925.00 + \$5.30), towards the unpaid rent.
4. The Tenant will pay the remaining \$919.70 of the unpaid rent owed to the Landlord as follows:
 - \$229.93 on or before March 15, 2026
 - \$229.93 on or before April 15, 2026
 - \$229.92 on or before May 15, 2026
 - \$229.92 on or before June 15, 2026
5. The Tenant's failure to make a payment under the above payment schedule makes the remaining balance owed immediately due and payable, meaning the Landlord may pursue enforcement of the balance of the monies owed in the Provincial Court of British Columbia (Small Claims Court).
6. The Tenant may increase any of the monthly payments or make additional payments to pay down the balance owed to the Landlord prior to June 15, 2026. If the Tenant chooses to make an increased or additional payment in one month, this will not reduce the Tenant's next monthly payment obligation without the Landlord's written consent.
7. Both parties agreed that these terms comprise the full and final settlement of all aspects of the Application and the Cross Application.

Conclusion

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 February 20, 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.

To give effect to the settlement reached between the parties, and as discussed at the hearing, I grant a Monetary Order in the Landlord's favour in the amount of \$919.70. 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: February 13, 2026

Residential Tenancy Branch