



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Municipal Affairs

DECISION

Dispute Codes CNR, CNOP; CNR

Introduction

This hearing dealt with two of the Tenant's Application for Dispute Resolution under the Residential Tenancy Act (the Act) to cancel the Landlord's 10 Day Notices to End Tenancy for Unpaid Rent (10 Day Notice) and to cancel the Landlord's Order of Possession under sections 46 and 55 of the Act.

The Tenant attended with agent and witness V.W.

The Landlord attended with agents V.M., M.S. and C.D.

During the hearing the parties settled 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 the Tenant's application and the issues in dispute arising out of this tenancy at this time and that they did so of their own free volition and without any element of coercion:

1. Both parties agreed that this tenancy will end by 1:00 p.m. on March 31, 2026 by which time the Tenant agreed to have vacated the rental unit.
2. Both parties agreed that these particulars comprise the full settlement of all aspects of the Tenant's current applications for dispute resolution.

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 March 31, 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.

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 24, 2026

Residential Tenancy Branch