



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding IMH POOL XIV LP  
METCAP LIVING MANAGEMENT INC  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNRL, FFL

### Introduction

The landlords applied to the Residential Tenancy Branch [the 'RTB'] for Dispute Resolution. The landlords ask me for the following orders against the tenants.

1. Exclusive possession of the rental unit in favour of the landlords.
2. Payment of \$2,622.48 of unpaid rent.
3. Reimbursement for the \$100.00 filing fee for this application.

The corporate landlords appeared at the hearing on 19 May 2023, by way of an agent. The tenants also appeared.

### Settlement of Dispute

During this hearing, the parties settled their dispute. In settling this dispute, they agreed on the following terms [the 'Terms']:

1. The rights and obligations of the parties under the *Residential Tenancy Act* [the 'Act'] and under their tenancy agreement continue.
2. The landlords cancel the 10-day Notice to End Tenancy for Unpaid Rent, issued on or about 26 February 2023.
3. The tenants will pay to the landlords \$2,722.48 [the 'Debt'] *via* money order before 1600 hours on 26 May 2023 [the 'Deadline'].
4. If the tenants do not pay this Debt by the Deadline, then the tenancy ends and the tenants will move out of the rental unit before 1300 hours on 31 May 2023.
5. This settlement comprises the full and final settlement of the tenant's application.

At the hearing, both parties confirmed that they understood and agreed to these Terms and that:

- the Terms are final, binding and enforceable; and
- the Terms settle all aspects of this dispute.

### Conclusion

In light of this settlement, I grant an order to the landlords that the tenants pay them \$2,722.48. This gives effect to the settlement reached between the parties, as discussed at the hearing.

The landlords must serve this order on the tenants as soon as possible. If the tenants do not comply with my order, then the landlords may file this order in the Small Claims Division of the Provincial Court of British Columbia. Then the landlords can enforce my order as an order of that court.

I make this decision per section 63 of the Act, and on authority delegated to me by the Director of the RTB per section 9.1(1) of the Act.

Dated: 19 May 2023

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Residential Tenancy Branch