



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes OLC, FFT
OPR-DR, MNR-DR, FFL

Introduction

Under section 58 of the Residential Tenancy Act (the Act), this hearing dealt with the tenant's application to the Residential Tenancy Branch for:

- an order for the landlord to comply with the Act under section 62 of the Act
- authorization to recover the filing fee under section 72 of the Act

In addition, under section 58 of the Act, this hearing dealt with the landlord's application to the Residential Tenancy Branch for:

- an order of possession based on a 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) under section 46 of the Act
- a monetary order for unpaid rent under section 67 of the Act
- authorization to recover the filing fee under section 72 of the Act

During 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 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 these applications 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:

- The Notice is cancelled and of no force or effect; and
- The parties agreed that the tenancy will end by mutual agreement on November 30, 2023. An Order of Possession will be awarded to the landlord for this date.
- The tenant shall withhold rent for the month of November 2023.

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: August 29, 2023

Residential Tenancy Branch