

DECISION

Introduction

This hearing dealt with the Tenant's cross applications 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
- cancellation of the Landlord's One Month Notice to End Tenancy for Cause (One Month Notice) under section 47 of the Act

Settlement

Pursuant to section 63 of the Act, an arbitrator may assist the parties to settle their dispute and 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 discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following terms of a final and binding resolution of the Tenants' 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:

1. The One Month Notice dated June 2, 2025 and the 10 Day Notice dated June 10, 2025 are cancelled. The tenancy continues.
2. This tenancy will end by 12:00 p.m. on August 1, 2025, by which time the Tenants and all occupants agreed to have vacated the rental unit.
3. The Tenants will pay the Landlord the unpaid rent of June and July 2025 in the amount of \$5,100.00 by three installments:
 - i. \$3,100.00 by 4:00 p.m. on July 11, 2025;
 - ii. \$1,000.00 by 4:00 p.m. on July 25, 2025; and
 - iii. \$1,000.00 by 4:00 p.m. on August 8, 2025.
4. Both parties agreed that these particulars comprise the full settlement of all aspects of the Tenants' current cross applications for dispute resolution.

Conclusion

As the parties have reached a settlement, I make no factual findings about the merits of these cross applications.

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 at 12:00 p.m. on August 1, 2025 **after service of this Order** on the Tenants. Should the Tenants 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.

I grant a Monetary Order in the Landlord's favour in the amount of \$5,100.00. The Landlord is provided with this Order and the Tenant must be served with a copy of this Order. Should the Tenants fail to comply with this Order, this Order may be filed and enforced in the Provincial Court of British Columbia (Small Claims Court) if equal to or less than \$35,000.00. Monetary Orders that are more than \$35,000.00 must be filed and enforced in 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 Act.

Dated: July 9, 2025

Residential Tenancy Branch