

# Dispute Resolution Services

Residential Tenancy Branch  
Ministry of Housing and Social Development

## Decision

### **Dispute Codes:**

OPR, MNR, FF

### **Preliminary Matter**

At the onset of the Hearing, the Landlord testified that the Tenant has repaid all monies owed to the Landlord with the exception of April's rent in the amount of \$855.00. The Landlord withdrew her application for an order of possession and the parties reached an agreement with respect to payment of the outstanding rent and the recovery of the filing fee for the cost of the Landlord's application.

The terms of settlement are as follows:

1. The Tenant will pay the outstanding rent for April, 2009, in the amount of \$855.00, together with the cost of the filing fee, to the Landlord on or before April 14, 2009. There will be a monetary order in favour of the Landlord in the amount of \$905.00.
2. The Landlord agrees not to enforce the monetary order if the Tenant complies with the terms of this settlement agreement.

### **Conclusion**

The Landlord's application for an order of possession based on the Notice to End Tenancy dated February 3, 2009, is dismissed without leave to reapply.

I grant the Landlord a monetary order in the amount of \$905.00 against the Tenant. The Landlord will not enforce the monetary order if the Tenant pays the Landlord \$905.00 on or before April 14, 2009. If the Tenant fails to pay the Landlord \$905.00 on or before

April 14, 2009, this order must be served on the Tenant and may be filed in the Provincial Court of British Columbia (Small Claims) and enforced as an order of that Court.

April 9, 2009

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