

DECISION

Dispute Codes OPR MNR MNSD MNDC FF

SETTLEMENT AGREEMENT

This hearing dealt with an application by the Landlord for an Order of Possession, a Monetary Order for unpaid rent \$4,237.00, an order to retain the security deposit in partial satisfaction of the claim, and to recover the cost of the filing fee from the Tenants.

During the course of the hearing, the parties reached an agreement to settle this matter, on the following conditions:

1. the Landlord withdraws their application and agrees to forgo recovery of the \$50 filing fee for the cost of their application;
2. In regard to the outstanding rent, the Tenants will pay the current outstanding balance of \$4,577.00 on or before November 28, 2009
3. If the Tenants do not pay the \$4,577.00 in full on the specified date, the Landlord will serve an Order of Possession on the Tenants on November 28, 2009, and the tenancy will end on November 30, 2009.

I hereby grant the Landlord an order of possession, effective 2 days from service on the Tenants, and a Monetary Order in the amount of \$4,577.00.

If the Tenants comply with the terms of this settlement agreement, the Order of Possession and Monetary Order become of no force or effect. If the Tenants fail to comply with the terms of this settlement agreement, the Landlord may serve the Order of Possession and the Monetary Order on the Tenants.

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: November 03, 2009.

Dispute Resolution Officer