Dispute Resolution Services

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes:

OPR, MNR, FF

Introduction

This hearing was scheduled in response to the Landlord's Application for Dispute Resolution, in which the Landlord has made application for an Order of Possession for Unpaid Rent, a monetary Order for unpaid rent, and to retain all or part of the security deposit.

Both parties were represented at the hearing.

Background and Evidence

At the beginning of the hearing the Landlord and the Tenant advised that they have mutually agreed to continue this tenancy under the following terms:

- The Landlord will withdraw the Notice to End Tenancy
- The Tenant will make the following payments to the Landlord:
  - o $500.00 on, or before, January 11, 2010
  - o $400.00 on, or before, January 25, 2010
  - o $500.00 on, or before, February 08, 2010
  - o $400.00 on, or before, February 22, 2010
  - o $500.00 on, or before, March 08, 2010
  - o $400.00 on, or before, March 22, 2010
- The Landlord will be granted an Order of Possession that may only be served if the Tenant fails to make any of the payments outlined above
- The Tenant will vacate the rental unit within two days of being served the Order of Possession
- The Tenant will pay rent of $540.00 per month on April 01, 2010 and will continue to pay this amount on the first day of each month in accordance with his tenancy agreement.

<u>Conclusion</u>

On the basis of the mutual agreement between the Landlord and the Tenant, I grant the Landlord an Order of Possession that is effective two days after it is served upon the Tenant. This Order may be served on the Tenant only if the Tenant fails to make any of the payments that are outlined in the above mentioned agreement.

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: January 07, 2010.

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Dispute Resolution Officer