



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes:

OPR, MNR, MNSD, 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, to retain all or part of the security deposit, and to recover the filing fee from the tenant for the cost of this Application for Dispute Resolution.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants.

The parties requested that their settled agreement be recorded, as provided by section 63 of the Act.

Mutually Settled Agreement

The parties have reached the following agreement:

- Rent is \$850.00 per month, due by the first day of each month;
- The tenant pays by cash and is given written receipts for each payment;
- That the tenant currently owes \$2,190.00 in rent arrears from July to September, 2010, inclusive;
- That by November 15, 2010, the tenant will pay the arrears in the sum of \$2,190.00, plus all rent that is owed for each additional month;
- That the landlord will be issued a monetary order for the total rent arrears in the sum of \$2,190.00, enforceable after November 15, 2010;
- That the parties will each keep records of all payments made against the rent arrears;
- That, by mutual agreement, the landlord will be issued an Order of possession which may not be served prior to November 16, 2010, and that is effective 2 days after service to the tenant;

- That if the rent arrears in the sum of \$2,190.00 are paid by November 15, 2010, plus all additional rent owed, the Order of possession and monetary Orders will not be enforceable.

Conclusion

The parties have reached a mutually settled agreement.

I have made no findings.

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: September 22, 2010.

Dispute Resolution Officer