



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## DECISION

Dispute Codes      OPR, MNR, MNSD, MNDC, FF

### Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking an order of possession and a monetary order.

This hearing was conducted via teleconference and was attended by the landlord and the tenant.

### Issues(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession for unpaid rent; to a monetary order for unpaid rent; for all or part of the security deposit and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 38, 46, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

### Background and Evidence

During the hearing the parties entered into the following settlement agreement:

1. The landlord withdraws her Application for Dispute Resolution;
2. The tenant agrees to pay the landlord the current arrears (\$550.00) no later than Friday, December 17, 2010 at 4:30 p.m.;
3. The tenant agrees to pay the landlord the full amount of rent for December 2010 (\$950.00) no later than Friday, December 17, 2010 at 4:30 p.m.; and
4. Should the tenant fail to pay both the arrears and the December 2010 rent the tenant will vacate the rental unit.

### Conclusion

In support of this agreement, I grant the landlord an Order of Possession effective **two days after service on the tenant**. This order must be served on the tenant if the tenant fails to make payment in accordance with the above noted agreement and may be filed in the Supreme Court and enforced as an order of that Court.

In addition, I grant the landlord a monetary order in support of this agreement to be used by the landlord only should the tenant fail to make payment in accordance with the above noted agreement.

This order must be served on the tenant and may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

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 30, 2010.

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Dispute Resolution Officer