



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This hearing was scheduled to deal with the landlord's application for an Order of Possession and Monetary Order for unpaid rent and recovery of the filing fee. After dealing with two different passcodes being used by the participants, both participants were joined in the same teleconference call hearing. At the hearing, both parties were provided the opportunity to make submissions and to respond to the submissions of the other party.

At the commencement of the hearing the landlord stated the tenant had paid all of the outstanding rent. The parties were able to reach a mutual agreement to resolve this dispute.

Issues(s) to be Decided

What are the terms of the mutual agreement?

Background and Evidence

The parties agreed to the following background information. The tenant is required to pay rent of \$2,450.00 on the 1st day of every month. The tenant has paid all of the outstanding rent as of yesterday.

The parties agreed to the following terms during the hearing:

1. The landlord will continue this tenancy provided the tenant commits to paying the rent on time in the future.
2. The tenant agreed that she will ensure rent is paid on time from this point forward.
3. The landlord withdrew his request for recovery of the filing fee.

Analysis

I accept the mutual agreement reached between the parties. As this tenancy continues and the rent has been paid I do not issue an Order of Possession or Monetary Order to the landlord.

In recognition of the terms of the mutual agreement, I ORDER the tenant to ensure her rent is paid on time in the future. The tenant is informed that a breach of this Order is grounds for the landlord to end the tenancy for cause for beach of an Order of a Dispute Resolution Officer.

Conclusion

This dispute has been resolved by mutual agreement and this tenancy continues. The tenant has been ORDERED to pay her rent on time in the future.

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 24, 2010.

Dispute Resolution Officer