



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      OPR MNSD MNR FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord to obtain an Order of Possession for unpaid rent, a Monetary Order for unpaid rent or utilities, to keep all or part of the pet and or security deposit, and to recover the cost of the filing fee from the Tenant for this application.

### Issues(s) to be Decided

1. Has the Tenant breached the Act, regulation, or tenancy agreement?
2. If so, has the Landlord proven entitlement to an Order of Possession and a Monetary Order?

### Background and Evidence

During the course of the hearing the parties agreed to settle this matter if the Tenant paid the outstanding rent of \$1,322.00 in full plus the \$50.00 filing fee as per the terms of the agreement.

### Analysis

The parties reached an agreement to settle this matter on the following conditions:

1. the Landlord withdraws their application;
2. the Tenant agrees to pay the Landlord \$712.50 in the form of a money order no later than 5:00 p.m. today, Thursday December 9, 2010; and

3. the Tenant agrees to pay the Landlord \$659.50 in the form of a money order no later than 5:00 p.m. Saturday December 18, 2010; and
4. the Tenant agrees to pay her rent by the 1<sup>st</sup> of the month, in accordance with the tenancy agreement, beginning January 1, 2011; and
5. if the Tenant does not pay the amounts owed on the specified dates, the Landlord will serve an order of possession on the Tenant, and the tenancy will end.

### Conclusion

A copy of the Landlord's decision will be accompanied by an Order of Possession effective two days after service upon the Tenant. If served upon the Tenant, the Order may be filed in Supreme Court 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: December 09, 2010.

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Dispute Resolution Officer