



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, MNR, MNDC, FF

Introduction

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

The hearing was conducted via teleconference and was attended by the landlord's agent 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 money owed or compensation for loss or damage and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 46, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

During the hearing the parties entered the following settlement agreement:

1. The landlord withdraws the Application for Dispute Resolution;
2. The tenant promises to pay the landlord the remaining arrears in the amount of \$185.75 no later than the end of business on Wednesday, December 15, 2010; and
3. Despite #2 the tenant intends to pay the landlord prior to the deadline and as soon as possible.

Conclusion

In support of this settlement 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 and may be filed in the Supreme Court and enforced as an order of that Court, only if the tenant fails to fulfill her obligations under the above noted settlement agreement.

In support of this settlement agreement I grant the landlord a monetary order in the amount of **\$185.75**.

This order must be served on the tenant, only should the tenant fail to fulfill her obligations under the above noted settlement agreement 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: December 09, 2010.

Dispute Resolution Officer