



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking a monetary order and an order of possession. The hearing was conducted via teleconference and was attended by the landlord and one of the tenants.

Issue(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 and late fees; for all or part of the security deposit and to recover the filing fee from the tenants 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 came to the following settlement agreement:

1. The landlord agrees to withdraw her Application for Dispute Resolution;
2. The tenants agree to pay the remaining rental arrears of \$1,150.00 no later than the end of business on Thursday, January 27, 2011;
3. The tenants agree to pay the full rent due on February 1, 2011;

Conclusion

In support of the above noted settlement agreement I grant landlord an Order of Possession effective **two days after service on the tenants** to be served only if the tenants fail to comply with the settlement agreement. This order must be served on the tenants and may be filed in the 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: January 11, 2011.

Residential Tenancy Branch