



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 an order of possession and a monetary order.

The hearing was conducted via teleconference and was attended by the landlord and by 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; 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

As the landlord was unable to establish the amount of rent owed or whether or not the tenants had paid the rent in full within 5 days of being issued the 10 Day Notice to End Tenancy on November 10, 2010 due to a change in management, the parties entered into the following settlement agreement

1. The tenants will pay the landlord \$200.00 no later than the end of business February 11, 2011;
2. The tenants will pay the landlord \$600.00 no later than the end of business February 16, 2011;
3. The tenants will pay the landlord \$800.00 no later than the end of business February 24, 2011;
4. Should the tenants fail to make any of the above noted payments; the landlord is at liberty to issue a Notice to End Tenancy.

Conclusion

In support of this settlement agreement, I grant the landlord a monetary order in the amount of \$1600.00 to be enforced only should the tenants fail to meet their obligations under this settlement agreement.

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: February 11, 2011.

Residential Tenancy Branch