Dispute Resolution Services

Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes   OPR, MNR, MNDC, FF

Introduction

This hearing was convened by way of conference call on this date to deal with the landlord's application for an Order of Possession for unpaid rent or utilities; for a monetary order for unpaid rent or utilities; for a monetary order for money owed or compensation for damage or loss under the *Act,* regulation or tenancy agreement; and to recover the filing fee from the tenant for the cost of this application.

The landlord company was represented by an agent, and the tenant also attended the conference call hearing.

During the course of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The tenant will pay the balance of rental arrears in the amount of $291.68 by February 15, 2011;
2. The landlord will have an Order of Possession effective February 18, 2011 at 1:00 p.m.;
3. If the tenant fails to pay the amount of $291.68 by February 15, 2011, the landlord will be at liberty to serve the Order of Possession on the tenant, but the landlord will not be at liberty to serve the Order of Possession until February 16, 2011 or later;
4. If the landlord serves the Order of Possession on the tenant, the tenancy will end no sooner than February 18, 2011 at 1:00 p.m.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective February 18, 2011 at 1:00 p.m. If the tenant fails to pay the rental arrears in the amount of $291.68 on or before February 15, 2011, the landlord will serve the tenant with the Order of Possession and the tenancy will end. If the landlord serves the Order of Possession on the tenant and the tenant fails to comply with the order, the order may be filed in the Supreme Court of British Columbia 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: February 07, 2011.

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Residential Tenancy Branch