



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Public Safety and Solicitor General

## DECISION

Dispute Codes      OPR, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord for an order of possession based upon a 10 Day Notice to End Tenancy for Unpaid Rent issued by the Landlord.

Both parties appeared, and after brief testimony concerning the details of the tenancy and the 10 Day Notice to End Tenancy for Unpaid Rent, which had not been entered into evidence, the parties announced an interest in resolving their differences and agreed to explore a settlement.

### Issue(s) to be Decided

Is the Landlord entitled to an Order of Possession?

Can the parties reach a mutual agreement to resolve this dispute?

### Settled Agreement

After discussion, the Landlord and the Tenant agreed that this tenancy will end and agree to the following terms and conditions:

- 1) The Tenant will pay the current unpaid rent in the amount of \$3,704.00 in certified funds immediately;
- 2) The Tenant will pay the April 2011 rent on or before April 1, 2011, in certified funds;
- 3) The Landlord agrees that the Tenant may continue to reside in the rental unit until the last day of April 2011, at 1:00 p.m. if the unpaid rent and April 1, 2011 rent is paid by April 1, 2011;
- 4) The Tenant understands the Landlord will be issued an order of possession, based upon the settled agreement, and that if the Tenant fails to pay the unpaid rent and the April 2011, rent on or before April 1, 2011, the Landlord

- may serve the Order of Possession on the Tenant and obtain a writ of possession;
- 5) The Tenant understands if he fails to move out of the rental unit on or before April 30, 2011 at 1:00 p.m. the Landlord may serve the Order of Possession on the Tenant and obtain a writ of possession.

I accept the mutual agreement reached between the parties and I make it an order to be binding upon both parties.

### Conclusion

The Landlord and Tenant have reached a settled agreement that the tenancy will end on or before April 30, 2011.

Based upon the settled agreement, as provided in section 63 of the Act, I grant the Landlord an **Order of Possession** to be enforced as agreed and stated above.

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: March 24, 2011.

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Residential Tenancy Branch