



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This hearing was convened by way of conference call to deal with the landlord's application for an Order of Possession, a monetary order, and to recover the filing fee from the tenant for the cost of this application.

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

1. The landlord will have an Order of Possession effective on 2 days notice to the tenant;
2. The tenant will pay the landlord by way of cash or certified cheque the sum of \$3,190.00 by Monday, April 18, 2011, which sum represents \$2,500.00 of unpaid rent for the months of March and April, 2011, \$625.00 representing half the rent for the month of May, 2011, \$50.00 for the filing fee paid by the landlord for the cost of this application, and \$15.00 for service fees charged by the financial institution;
3. The tenant will pay to the landlord the sum of \$625.00 on April 29, 2011 representing the other half of rent for the month of May, 2011;
4. The tenant will provide the landlord with new post-dated cheques drawn on a new account on April 29, 2011;
5. If the tenant fails to pay the sum of \$2,500.00 for the unpaid rent for March and April, 2011 by April 18, 2011, the landlord will serve the Order of Possession on the tenant and the tenancy will end.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord on 2 days notice to the tenant, which will not be served on the tenant unless the tenant fails to pay the \$2,500.00 in arrears of rent by April 18, 2011. If the landlord serves a copy of 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.

I further order the tenant to comply with the agreement above, and if the tenant fails to do so, the landlord will be at liberty to apply for an Order of Possession and a monetary order.

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: April 15, 2011.

Residential Tenancy Branch