



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **AGREEMENT BETWEEN BOTH PARTIES**

Dispute Codes      OPR, MNR, MNSD, MNDC, FF

### Introduction

This matter dealt with an application by the landlord for an Order of Possession for unpaid rent, for a Monetary Order to recover unpaid rent and for money owed or compensation for loss or damage under the *Residential Tenancy Act (Act)*, regulations or tenancy agreement. The landlord also applied for an Order to keep the tenants security deposit and to recover the filing fee for this application.

Service of the hearing documents was done in accordance with section 89 of the *Act*, and was sent by registered mail to tenants on May 24, 2011. The tenants confirmed receipt of the hearing documents.

The landlords' agent and the tenants appeared and gave affirmed testimony

During the course of the hearing both Parties came to an agreement in this matter. The Parties did not require me to make a decision but required me to record the agreement they mutually reached.

This agreement is as follows:

- The tenants both agree with the landlords' records that the arrears are \$545.00 for rent and \$240.00 for parking.
- The tenants both agree that they will pay an additional \$150.00 per month (\$970.00) for the next five months and then the balance of arrears of \$35.00 on the sixth month or until such a time as the arrears of \$785.00 are settled.

- The landlord agrees to withdraw his application for a Monetary Order and to keep the security deposit.
- The landlord agrees to reinstate the tenancy
- The landlord agrees to waive his request to recover the filing fee of \$50.00.
- The landlord will receive an Order of Possession for five days after service to use in the event the tenants default on this agreement. The landlord agrees that once all the rent arrears are paid in full he will not use the Order of Possession issued on this date June 16, 2011.

#### Conclusion

Both Parties have reached an agreement during the hearing and this agreement has been recorded by the Dispute Resolution Officer pursuant to section 62 of the *Act*.

An Order of Possession has been issued to the landlord. . This Order is effective **five days after service** upon the tenants. The Order of Possession may be enforced in the Supreme Court of British Columbia.

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: June 16, 2011.

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Residential Tenancy Branch