



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### Dispute Codes

OPR, MNR, MNSD, MND

### Introduction

This hearing was scheduled in response to the landlord's Application for Dispute Resolution, in which the landlord has made application for a monetary Order for unpaid rent, an Order of possession, compensation for damage to the rental unit, to retain the security deposit and to recover the filing fee from the tenant for the cost of this Application for Dispute Resolution.

Both parties were present at the hearing. At the start of the hearing I introduced myself and the participants. The hearing process was explained, evidence was reviewed and the parties were provided with an opportunity to ask questions about the hearing process. They were provided with the opportunity to submit documentary evidence prior to this hearing, all of which has been reviewed, to present affirmed oral testimony and to make submissions during the hearing.

### Preliminary Matters

The landlord attended the hearing at the scheduled start time; the tenants entered the hearing several minutes later at which time I reviewed the application and affirmed the female tenant.

The landlord withdrew the portion of the application requesting compensation for damage to the rental unit. The application then included only a claim to retain the deposit and compensation for unpaid July and August, 2011, totalling \$2,000.00.

An Order of possession was no longer required as the tenants had vacated.

### Mutually Settled Agreement

The parties agreed to the following:

- The tenants will pay the landlord \$600.00 in satisfaction of the landlord's claim for unpaid July and August, 2011, rent;

- Monthly payments in the sum of \$50.00 will be made by the 20<sup>th</sup> day of each month, commencing on September 20, 2011, until such time as the \$600.00 is paid;
- The landlord will issue receipts, indicating the amount paid and the balance owing;
- The tenants may make payment in full at any time;
- If the tenants fail to make a payment by the 20<sup>th</sup> of a month the landlord will be at liberty to submit a claim for dispute resolution for the balance of rent claimed; \$800.00, for July and August, 2011;
- A monetary Order will be issued setting out the terms of payment; this Order will be enforceable for the balance owed if payment, in full, is not made.

### Conclusion

The parties have reached a mutual agreement, as set out 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: August 30, 2011.

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Residential Tenancy Branch