



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPC MNR FF

### Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order. The tenant and the landlord participated in the teleconference hearing.

### Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

- 1) The landlord's application and the notice to end tenancy are withdrawn;
- 2) The tenancy will end at 12:00 p.m. on September 1, 2011; and
- 3) The tenants will pay the balance of the outstanding rent for August 2011, in the amount of \$400. Should the tenants fail to pay that amount forthwith, the landlord may serve a monetary order on the tenants for the amount of \$400.

As this matter was settled, I decline to award the landlord recovery of her filing fee.

### Conclusion

I grant the landlord an order of possession effective September 1, 2011. The tenants must be served with the order of possession. Should the tenants fail 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 grant the landlord an order under section 67 for the balance due of \$400. This order may be filed in the Small Claims Court and enforced as an order of that Court.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Dated: August 16, 2011.

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Residential Tenancy Branch