



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, OPR

This matter proceeded by way of a conference call hearing, pursuant to the *Residential Tenancy Act* (the "Act"), and dealt with the Landlord's Application for Dispute Resolution. The Landlord's Application requested an order of possession and a monetary order for unpaid rent.

During the course of the hearing, the parties reached an agreement, pursuant to section 63 of the Act, to settle the issues raised in the Landlord's Application. The parties agreed to the following conditions:

1. The Tenant agrees to vacate the rental unit, no later than 1:00 P.M. on December 31, 2011 and end the tenancy.
2. The Landlord is entitled to an order of possession on the rental unit, effective 1:00 P.M. December 31, 2011 and the tenancy will end.
3. The parties agree that the Tenant will pay a total of \$2,100.00 rent to the Landlord, as follows:
 - a. The Tenant agrees to pay the Landlord \$800.00 rent on or before December 02, 2011 which represents the total rent owing for December 2011.
 - b. The Tenant also agrees to pay \$1,300.00 rent on or before December 15, 2011 which represents the total outstanding rent for November 2011.
4. The Landlord is entitled to a monetary order for \$2,100.00 which the Landlord may serve on the Tenant and enforce in the Provincial (Small Claims) Court if the Tenant fails to pay the monetary amounts as agreed upon above.

I grant the Landlord an order of possession, effective 1:00 P.M. December 31, 2011. If the Landlord serves 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 grant the Landlord a monetary order for \$2,100.00 representing total rent owing for November and December 2011. As the Tenant has provided the Landlord post-dated cheques prior to the hearing, the Landlord must provide the Tenant receipts for any payments made on this amount once each payment clears the Landlord's account.

The receipts shall be taken into account against the monetary order. If the Landlord serves the monetary order on the Tenant and the Tenant fails to comply with the order, the order may be filed in the Provincial (Small Claims) Court.

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: November 28, 2011.

Residential Tenancy Branch