



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an order of possession and a monetary order.

The hearing was conducted via teleconference and was attended by the landlord and one of the tenants.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession for unpaid rent and to a monetary order for unpaid rent, pursuant to Sections 46, 55, 67, and 72 of the *Act*.

Background and Evidence

During the hearing the parties came to the following settlement agreement:

1. The landlord withdraws his Application for Dispute Resolution;
2. The tenants agree to pay the landlord \$1,400.00 no later than 7:00 p.m. on December 21, 2011;
3. The tenants agree to pay the landlord \$1050.00 no later than 12:00 noon on December 23, 2011;
4. Should the tenants fail to make either payment according to this agreement the tenants agree to vacate the rental unit;

Conclusion

In support of the above settlement and by agreement of both parties I grant the landlord an order of possession effective **two days after service on the tenants**. This order must be served on the tenants, only if the tenants fail to make the payments noted above. If the tenants fail to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

In support of the above settlement and by agreement of both parties I grant the landlord a monetary order in the amount of **\$2,450.00** comprised of rent owed, only to be enforced if the tenants fail to make the payments noted above.

This order must be served on the tenants. If the tenants fail to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be enforced as an order of that 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: December 21, 2011.

Residential Tenancy Branch