



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OPR, MNR, FF

Introduction

This hearing dealt with an application by the Landlord pursuant to the *Residential Tenancy Act* for an order of possession and for a monetary order for unpaid rent, and the filing fee. Both parties attended the hearing and were given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to an order of possession? Is the landlord entitled to a monetary order to recover unpaid rent and the filing fee?

Background and Evidence

The tenancy started on October 01, 2007. The monthly rent is \$2,000.00 due in advance on the first of each month. Both parties agreed that at the time of the hearing, the outstanding amount owed to the landlord was \$2,000.00 for rent for December.

During the hearing the parties engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Analysis

Pursuant to Section 63 of the *Residential Tenancy Act*, the dispute resolution officer may assist the parties settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

During this hearing, the parties reached an agreement to settle their dispute:

- Specifically, it was agreed that the landlord would allow the tenancy to continue on condition that the tenant paid the outstanding rent in the amount of \$2,000.00 by certified cheque or cash on December 09, 2011
- The tenant agreed to pay \$2,000.00 for rent for December on December 09, 2011
- The tenant agreed to pay the landlord \$50.00 for the filing fee.
- A monetary order in the amount of \$2,050.00 will be issued in favour of the landlord.
- Both parties stated that they understood and agreed that these particulars are binding and comprise the full and final settlement of all aspects of this dispute for both parties.

Conclusion

The notice to end tenancy is set aside and the tenancy will continue according to the terms agreed upon by both parties and documented above.

I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the amount of \$2,050.00. This order may be filed in the Small Claims Court and 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 09, 2011.

Residential Tenancy Branch