



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

Landlord: OPR, MNR, MNSD, FF
Tenant: CNR

Introduction

This hearing was convened by way of conference call in response to applications filed by the landlord and by the tenant. The landlord has applied for an Order of Possession for unpaid rent or utilities, for a monetary order for unpaid rent or utilities, for an order permitting the landlord to keep all or part of the pet damage deposit or security deposit and to recover the filing fee from the tenant for the cost of the application. The tenant has applied for an order cancelling a notice to end tenancy for unpaid rent or utilities.

The landlord and the tenant both attended the conference call hearing.

During the course of the hearing, the parties agreed to settle this dispute on the following conditions:

1. The tenant will pay the arrears of rent for the month of January, 2012 on or before January 26, 2012 in the amount of \$775.00;
2. The landlord will have an Order of Possession effective January 27, 2012, which will expire on January 31, 2012;
3. If the tenant fails to pay the outstanding rental arrears for January, 2012 on January 26, 2012 in the amount of \$775.00, the landlord will serve the tenant with the Order of Possession and the tenancy will end;
4. If the tenant pays the rental arrears aforementioned, the landlord may not serve the Order of Possession.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective January 27, 2012 at 1:00 p.m. The tenant must be served with the Order of Possession. If the tenant is served with the Order of Possession and 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. If the tenant pays the rent for January, 2012 in

the amount of \$775.00, the landlord may not serve the Order of Possession. The Order of Possession will expire in any event on January 31, 2012.

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: January 24, 2012.

Residential Tenancy Branch