



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes RP, LRE, LAT, MNDC, OLC, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant for a monetary order for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, to have the landlord comply with the Act, regulation or tenancy agreement and make repairs to the unit. Suspend or set conditions on the landlord's right to enter the rental unit and authorize the tenant to change the locks on the rental unit.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions to me.

Settlement Agreement

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

The parties agree that the tenant owes unpaid rent in the amount of \$5,905.00 for the following months:

\$220.00 for November 2011
\$1,895.00 for December 2011
\$1,895.00 for January 2012
\$1,895.00 for February 2012

The tenant agrees that the full amount of \$5,905.00 will be paid to the landlord not later than February 21, 2012. A cheque will be sent to the landlord by registered mail to the address provided at this hearing.

The landlord is granted a monetary order in the amount of \$5,905.00; the above payment will be applied to this order if payment is received and redeemable.

If the tenant fails to pay all the rent owed as agreed the landlord is entitled to enforce an order of possession. I therefore, grant an Order of Possession effective February 22, 2012 at 1:00 P.M.

If the tenant pays all rent owed the order of possession is no longer valid and has no force or effect and the tenant must move out by February 29, 2012, no later than 1:00 P.M.

If the tenant does pay all rent owed and pays rent for March 2012, by March 1, 2012, the landlord agrees that the tenant will be allowed to stay in the rental unit until March 31, 2012, the tenant must move out of the rental unit no later than March 31, 2012, at 1:00 P.M.

The parties agree that the landlord will give the tenant 24 hours notice via text message that she will be showing the rental unit.

The parties agree that the tenancy has ended effective February 29, 2012, by mutual agreement.

Conclusion

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

I grant the landlord an order of possession effective February 22, 2012 at 1:00 P.M.

I grant the landlord a monetary for unpaid rent.

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: February 10, 2012.

Residential Tenancy Branch