



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

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, a monetary order for unpaid rent and the filing fee.

During the course of the hearing, the parties reached an agreement to settle the issues raised in the Landlord's Application. Pursuant to section 63 of the Act, I record the agreement as follows:

1. The Landlord and Tenant agree that the Tenant owes a total of \$5,721.00 to the Landlord. The parties agree that \$4,800.00 represents outstanding rent for four months, November 2011 through February 2012 inclusive. The parties agree that \$921.00 represents the outstanding utilities amounts owed by the Tenant up to January 15, 2012.
2. The Tenant agrees to pay the full amount of \$5,721.00 to the Landlord on or before the end of day February 17, 2012.
3. The Landlord is entitled to a monetary order for \$5,721.00 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.
4. If the Tenant does not pay the full amount owed to the Landlord by the end of day on February 17, 2012, the Landlord will serve an order of possession on the Tenant, and the tenancy will end.

I grant the Landlord a monetary order for \$5,721.00 representing total rent owing for four months, November 2011 to February 2012 inclusive and unpaid utilities up to January 15, 2012. 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.

I grant the Landlord an order of possession, effective two days from service on the Tenant. If the Tenant complies with the terms of this settlement agreement the order of possession becomes of no force or effect. If the Tenant fails to comply with the terms of this settlement agreement, the Landlord may serve the order of possession on the Tenant. 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.

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 07, 2012.

Residential Tenancy Branch