



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR MNDC FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlords seeking an Order of Possession for unpaid rent, a Monetary Order for unpaid rent, for money owed for compensation for damage or loss under the Act, regulation, or tenancy agreement, and to recover the cost of the filing fee from the Tenants.

Issue(s) to be Decided

1. Have the Tenants breached the *Residential Tenancy Act*, Regulation and/or tenancy agreement?
2. If so, have the Landlords met the burden of proof to obtain an Order of Possession and a Monetary Order pursuant to sections 55 and 67 of the *Residential Tenancy Act*?

Background and Evidence

During the hearing the Tenants provided the Landlord with \$445.00 cash as payment in full for the rental arrears to the end of February 2012. The Landlords acknowledged they would be receiving \$700.00 payment from Income Assistance today towards the March 1, 2012 \$1,400.00 rent payment.

After a discussion of how and when rental arrears had been paid to this date the parties came to an agreement to settle this matter.

Analysis

The parties agreed to settle this matter on the following terms:

- 1) The Landlords agree to withdraw their application for dispute resolution; and
- 2) The parties mutually agree to end this tenancy effective March 31, 2012 at 1:00 p.m.; and

- 3) The Tenants agree to pay the \$700.00 balance owing for March 2012 rent on or before March 1, 2012.

In support of this settlement agreement the Landlord will be issued an Order of Possession effective March 31, 2012 at 1:00 p.m.

As the Landlords withdrew their application, I decline to award recovery of the \$50.00 filing fee.

Conclusion

The Landlords' decision will be accompanied by an Order of Possession effective March 31, 2012. This Order is legally binding and must be served upon the Tenants.

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 22, 2012.

Residential Tenancy Branch