

DECISION

Dispute Codes ERP, RP

This is an application filed by the Tenant for an order for the Landlord to make emergency repairs for health or safety reasons and to make repairs to the unit, site or property.

Both parties attended the hearing by conference call and gave testimony.

Section 63 of the Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows:

Both parties agree that the Tenant shall vacate the rental unit on May 31, 2012 at or before 12 noon. The Landlord shall receive an order of possession to reflect this agreement. The Tenant also agrees to pay rent arrears of \$1,100.00 owed to the Landlord in monthly payments. The Tenant shall make payments of \$50.00 per month for the first 3 months and then thereafter \$100.00 monthly payments until the balance is paid. The Landlord shall receive a monetary order for \$1,100.00 for unpaid rent. If the Tenant fails to comply with this agreement, the order of possession may be filed in the Supreme Court of British Columbia and enforced as an order of that Court. If the Tenant fails to comply with the monetary order, it may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

The above particulars comprise full and final settlement of all aspects of the dispute arising from this application for both parties.

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: May 23, 2012.

Residential Tenancy Branch