



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking an order of possession and a monetary order.

The hearing was conducted via teleconference and was attended by the landlord's agent and one of the tenants.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession for unpaid rent; to a monetary order for unpaid rent; for all or part of the security deposit and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 38, 46, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

The parties came to the following settlement:

1. The landlord withdraws his Application for Dispute Resolution;
2. The tenants agree to pay the landlord \$300.00 no later than June 15, 2012;
3. The tenants agree to pay the landlord \$550.00 no later than June 29, 2012; and
4. The tenants agree to vacate the rental property no later than June 30, 2012.

Conclusion

In support of this settlement and with the agreement of both parties, I grant the landlord an order of possession effective **June 30, 2012**. This order must be served on the tenants. If the tenants fail to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

Also in support of this settlement and with the agreement of both parties, I grant the landlord a monetary order in the amount of \$850.00 for the total value of rental arrears to be enforced only if the tenants fail to make either one of the payments agreed to in the settlement.

This order must be served on the tenants. If the tenants fail to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be 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: June 06, 2012.

Residential Tenancy Branch