



Dispute Resolution Services

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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 two agents for the landlord and the tenant.

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

During the hearing the parties came to the following settlement:

1. The landlord withdraws the Application for Dispute Resolution;
2. The tenant agrees to pay rent owed (\$475.00) for the month of May 2012 no later than 7:00 p.m. on June 6, 2012;
3. The tenant agrees to pay rent owed (\$675.00) for the month of June 2012 no later than 7:00 p.m. on June 18, 2012;
4. If the tenant fails to make either one of these payments the tenant agrees to vacate the rental unit.

Conclusion

In support of this settlement and with the agreement of both parties I grant the landlord an order of possession effective **two days after service on the tenant**. This order must be served on the tenant and only if she fails to comply with this agreement. If the tenant fails 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 agreement I grant the landlord monetary order in the amount of **\$1,150.00** comprised of rent owed to be enforced only if the tenant fails to pay the amounts owed as outlined in the settlement.

This order must be served on the tenant. If the tenant fails 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