



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order of Possession - Section 55;
2. A Monetary Order for unpaid rent - Section 67; and
3. An Order to recover the filing fee for this application - Section 72.

The Landlord and Tenant were each given full opportunity to be heard, to present evidence and to make submissions. At the outset of the Hearing, both Parties indicated their desire to resolve the dispute to enable the tenancy to continue. During the hearing, the Parties reached an agreement to settle their dispute that would allow the tenancy to continue.

Analysis

Section 63 of the Act is set out as follows:

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.
- (2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order.

Given the authority under the Act, the Parties desire to settle their dispute during the proceedings, and agreement reached between the Parties during the proceedings, I find that the Parties have settled their dispute over the monetary amount owing and the following records this settlement as a decision:

The Parties mutually agree as follows:

- 1. The Tenant owes rental arrears of \$2,370.00 to June 30, 2012.**
- 2. The Tenant will arrange for June 2012 rent of \$700.00 and all future rents payable to be paid directly to the Landlord from the Ministry of Social Development.**
- 3. The Tenant will make payments towards the remaining arrears of \$1,670 plus \$50.00 for the filing fee as follows:**
 - \$400.00 on or before July 5, 2012;**
 - \$400.00 on or before August 5, 2012;**
 - \$400.00 on or before September 5, 2012;**
 - \$400.00 on or before October 5, 2012; and**
 - \$120.00 on or before November 5, 2012.**
- 4. The tenancy will continue.**
- 5. These terms comprise the full and final settlement of all aspects of this dispute for both parties.**

Conclusion

The notice to end tenancy is set aside and the tenancy will continue as set out on the above mutually agreed upon terms.

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 12, 2012.

Residential Tenancy Branch