



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, CNR

Introduction

This hearing was convened in response to applications by the tenants and the landlord.

The tenants' application is seeking an order as follows:

1. To cancel a ten day notice for unpaid rent.

The landlord's application is seeking orders as follows:

1. Order of Possession for unpaid rent;
2. A monetary order for unpaid rent.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions at the hearing.

SETTLEMENT AGREEMENT

During the hearing, the parties agreed to settle these matters, on the following conditions:

- 1) The tenants agreed they owe \$600.00 in rent arrears for the month of April 2012. Those arrears will be paid to the landlord in the following manner. \$50.00 will be paid on the 1st and a further \$50.00 paid on the 15th of each month, commencing October 1, 2012, and will continue on the 1st and 15th of each month until the rent arrears are paid in full.
- 2) The parties agreed rent will be divided into two equal payments. Those payments are payable on the 1st and 15th of each month by way of direct deposit to the landlords account. If the financial institute is closed on either of those dates, rent will be payable on the next business day. The tenants are cautioned that if they fail to comply with this agreement the landlord may have grounds under section 47 of the Act to end tenancy, and may produce a copy of this settlement agreement in evidence in any further hearing.

- 3) The parties agreed the notice to end tenancy for unpaid rent issued on August 16, 2012 and the notice to end tenancy for cause dated September 16, 2012, are cancelled.

Conclusion

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

As this matter was settled, I decline to award recovery of their respective filing fees to either party.

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: September 12, 2012.

Residential Tenancy Branch