



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR MNR MNDC FF

### Introduction

This hearing was convened as a result of the landlord's application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The landlord applied for an order of possession for unpaid rent, a monetary order for unpaid rent, for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, and to recover the filing fee.

A tenant and an agent for landlord (the "agent") attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

The tenant confirmed receiving the evidence package from the landlord and had the opportunity to review it prior to the hearing. I find the tenants were served in accordance with the *Act*.

### Settlement Agreement

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

- 1) The tenancy will end on **November 30, 2012 at 1:00 p.m.** and the landlord will receive an order of possession for November 30, 2012 at 1:00 p.m.
- 2) The parties agree that the tenant owes the landlord **\$1,470.00** comprised of unpaid rent, late fees, unpaid parking fees and the \$50.00 filing fee.
- 3) The tenant agrees to pay the landlord the amount owing of \$1,470.00 in the form of 2 payments; Payment 1 will be made on November 23, 2012 in cash by 4:00 p.m. in the amount of \$735.00 and Payment 2 will be made on December 10, 2012 in cash by 4:00 p.m. in the amount of \$735.00. The landlord will issue receipts for each payment made by the tenant.

- 4) The landlord is granted a monetary order pursuant to section 67 of the *Act* in the amount of **\$1,470.00**, which will be of no force or effect if the amount owing has been paid in accordance with the mutual agreement described above.
- 5) The parties will address the security deposit at the move-out condition inspection.

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

#### Conclusion

I grant the landlord an order of possession effective November 30, 2012 at 1:00 p.m. The tenant must be served with the order of possession. This order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

I grant the landlord a monetary order in the amount of **\$1,470.00** which will be of no force or effect if the amount owing has been paid in accordance with the above terms.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: November 22, 2012

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Residential Tenancy Branch