



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OPR, MNR, FF

Introduction / Background

This hearing was scheduled in response to the landlord's application for an order of possession / a monetary order as compensation for unpaid rent / and recovery of the filing fee. Both parties participated in the hearing and gave affirmed testimony.

The landlord testified that subsequent to the filing of the application the parties reached an agreement to resolve the dispute. The parties also agreed that by way of this decision, the particulars of the settlement would be recorded. Section 63 of the Act speaks to the **Opportunity to settle dispute**, and provides, in part that "the director may record the settlement in the form of a decision or order. Accordingly, the particulars of the settlement are as follows:

RECORD OF SETTLEMENT

- that the tenant presently owes rental arrears in the total amount of **\$89.50**;
- that the tenant accepts responsibility for reimbursing the **\$50.00** filing fee paid by the landlord;
- that the total amount presently owed by the tenant to the landlord is therefore **\$139.50** (\$89.50 + \$50.00), and that a **monetary order** will be issued in favour of the landlord to that effect;
- that the tenant will discharge the above debt by way of **3 separate payments** to the landlord, each in the amount of **\$46.50** (\$139.50 ÷ 3);
- that each of the above 3 payments will be made by way of **bank or postal money order**;
- that the above payments will be made to the landlord by not later, respectively, than **February 28, March 28 and April 28, 2013**;

- that the landlord's **application for an order of possession is withdrawn**, and the **tenant continues to pay current rent in accordance with the terms of the tenancy agreement**.

Conclusion

Pursuant to section 67 of the Act, I hereby issue a **monetary order** in favour of the landlord in the amount of **\$139.50**. Should it be necessary, this order may be served on the tenant, filed in the Small Claims Court and 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: January 29, 2013

Residential Tenancy Branch

