



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

<sup>1</sup> A matter regarding Western Construction Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, FF

### Introduction

This hearing was convened by way of conference call concerning an application made by the landlord for an Order of Possession for unpaid rent or utilities, for a monetary order for unpaid rent or utilities, for an order permitting the landlord to keep all or part of the pet damage deposit or security deposit, and to recover the filing fee from the tenant for the cost of the application.

The tenant and an agent for the landlord company attended the conference call hearing.

During the course of the hearing the parties agreed to settle this dispute on the following conditions:

1. The tenant will pay rent in the amount of \$620.00 for the month of March, 2013 on or before March 1, 2013;
2. If the tenant fails to pay rent for the month of March, 2013 in the amount of \$620.00 the landlord will be at liberty to serve the tenant with a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities;
3. The tenant will pay the balance of rent and late fees owed to the landlord in the total sum of \$2,440.00 on or before March 22, 2013;
4. If the tenant fails to pay the amount of \$2,440.00 to the landlord on or before March 22, 2013, the landlord may serve the tenant with an Order of Possession and the tenancy will end;
5. The landlord will have an Order of Possession on 2 days notice to the tenant but will NOT serve it on the tenant unless the tenant fails to pay the sum of \$2,440.00 to the landlord by March 22, 2013;
6. The landlord will have a monetary order in the amount of \$2,490.00 which includes recovery of the filing fee for this application, and the landlord will NOT

enforce the monetary order unless the tenant fails to pay the sum of \$2,440.00 by March 22, 2013.

### Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord on 2 days notice to the tenant, which the landlord will NOT serve on the tenant unless the tenant fails to pay the outstanding rent in the amount of \$2,440.00 on or before March 22, 2013.

I further grant a monetary order in favour of the landlord pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$2,490.00 which includes recovery of the filing fee for the cost of this application, which the landlord will NOT enforce unless the tenant fails to pay the sum of \$2,440.00 to the landlord on or before March 22, 2013.

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: February 18, 2013

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Residential Tenancy Branch

