



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, MNDC, 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 a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; 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 tenants for the cost of the application.

An agent for the landlord company and one of the tenants attended the conference call hearing.

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

1. The landlord will have a monetary order as against the tenants for rental arrears in the amount of \$980.00;
2. The tenants will pay the landlord the sum of \$200.00 per month towards the \$980.00 arrears of rent and such payments will be made on or before the 20<sup>th</sup> day of each month, commencing February 20, 2013;
3. The landlord will have an order of Possession on 2 days notice to the tenants, and the landlord will not serve it upon the tenants unless the tenants fail to make any of the installments as described in paragraph 2 above;
4. If the tenants fail to make any of the installments as agreed in paragraph 2 above, the landlord will be at liberty to serve the Order of Possession upon the tenants and the tenancy will end.

### 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 tenants. The landlord will not serve the tenants with the Order of Possession unless the tenants fail to make installments in the amount of

\$200.00 per month on or before the 20<sup>th</sup> day of each month, commencing February 20, 2013, until the arrears of rent totalling \$980.00 has been satisfied.

I further grant a monetary order in favour of the landlord in the amount of \$980.00.

I further order the tenants to pay to the landlord the sum of \$200.00 per month toward the \$980.00 monetary award granted to the landlord, such payments to be made in addition to regular rental payments, and are to be made on or before the 20<sup>th</sup> day of each month. If the tenants fail to make any of the payments, the landlord will be at liberty to enforce the monetary order and the Order of Possession.

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

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Residential Tenancy Branch

