



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

and

Record of Settlement

Dispute Codes:

CNR

Introduction

This hearing was convened in response to an application by the tenant to cancel a Notice to End Tenancy for Unpaid Rent dated March 07, 2013 with an effective date of March 17, 2013.

Both parties attended the hearing. During the course of the hearing the parties discussed their issues in dispute and turning their minds to compromise confirmed they agreed to settle all issues in dispute related to the tenancy to the full satisfaction of both parties, and that I record their settlement as per Section 63 of the *Residential Tenancy Act* as follows:

1. Both parties agree they have a tenancy agreement establishing a monthly payable rent of \$600.00 per month.
2. Both parties agree the tenant owes the landlord rent for March and April 2013 in the sum of \$1200.00.
3. Both parties agree the tenant will pay the landlord a minimum of **\$300.00** of the arrears on **April 05, 2013** and will satisfy all arrears of rent for March and April 2013 by no later than **April 19, 2013**; and, that the landlord will receive a **Monetary Order** for the total amount of arrears which, if necessary, is enforceable in BC Small Claims Court.
4. Both parties agree that if the tenant does not satisfy the agreed amounts **by either of the agreed dates of April 05 or April 19, 2013**, the landlord may serve the tenant with an **Order of Possession effective 2 days from the day the Order is given**, and the tenancy will end in accordance with that Order.
5. Both parties acknowledge that if the tenant complies with the effective terms of this settlement agreement, the Order of Possession and the Monetary Order are rendered null and void and of no effect and the tenancy will continue in full force thereafter in accordance with the effective tenancy agreement.

Conclusion

I grant an Order of Possession to the landlord **effective 2 days from the day it is served**. The tenant must be served with this Order of Possession. Should the tenant fail to comply with the Order, the 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** under Section 67 of the Act for the amount of **\$1200.00**. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

This Decision and Settlement is final and binding on both parties.

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: April 04, 2013

Residential Tenancy Branch