



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Fraserside Community Services
and [tenant name suppressed to protect privacy]

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 06, 2013.

Both parties attended the hearing. During the course of the hearing the parties discussed the issues in dispute and turning their minds to compromise confirmed they agreed to settle the 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 \$480.00 per month.
2. Both parties agree the tenant owes the landlord rent inclusive of rent for March and April 2013 in the sum of **\$2800.00 (the arrears)**.
3. Both parties agree the tenant will pay the landlord a minimum of **\$500.00** of the arrears in addition to the payable rent each month until the arrears are satisfied in full.
4. Both parties agree the payment of the arrears **will start May 01, 2013**.
5. Both parties agree that if the tenant does not satisfy the agreed amount of \$500.00 each month, as well as the payable rent each month, 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.
6. Both parties acknowledge that if the tenant complies with the effective terms of this settlement agreement, the Order of Possession is 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

So as to perfect the agreement of the parties, **I grant an Order of Possession** to the landlord **effective 2 days from the day it is served**. If the landlord determines to end the tenancy 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.

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 11, 2013

Residential Tenancy Branch