



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding GREATER VICTORIA HOUSING SOCIETY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC, MNSD, FF

Introduction

This hearing was scheduled to deal with the landlord's application for a Monetary Order for unpaid rent and authorization to retain the tenant's security deposit. Both parties appeared or were represented at the hearing and were provided the opportunity to make relevant submissions, in writing and orally pursuant to the Rules of Procedure, and to respond to the submissions of the other party.

During the hearing the parties entered into a mutual agreement that I have recorded by way of this decision.

Issue(s) to be Decided

What are the terms of the mutual agreement?

Background and Evidence

It was undisputed that the tenant is required to pay the landlord \$431.00 for rent and cablevision on or before the 1st day of every month. The landlord put forth a ledger that was undisputed by the tenant that shows that as of May 2013 the tenant was in arrears in the amount of \$1,703.00. Since filing this Application the tenant failed to pay June 2013 rent, bringing the total arrearages to \$2,134.00.

The parties mutually agreed to the following terms in an effort to resolve this situation:

1. The tenant shall ensure the landlord receives the sum of \$900.00 by June 26, 2013; and, every month thereafter the tenant will ensure the landlord receives a payment of \$501.00 until such time the arrears are satisfied.
2. The tenant shall request and ensure that while on income assistance the Ministry will pay \$501.00 per month to the landlord directly.

3. The tenant is aware and fully understands that any subsequent missed payments will result in the landlord issuing a 10 Day Notice to End Tenancy for Unpaid Rent.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record the agreement in the form of a decision or order.

I have recorded the mutual agreement reached by the parties during this hearing by way of this decision and make the terms an Order to be binding upon both parties.

I authorize the landlord to recover the \$50.00 filing fee from the tenant by deducting it from the tenant's security deposit.

Conclusion

The parties resolved this dispute by way of a mutual agreement that I have recorded by way of this decision.

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: June 05, 2013

Residential Tenancy Branch