



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

This hearing was to deal with an application by the landlord for an order of possession and a monetary order. Both parties appeared and had an opportunity to be heard.

The parties advised they had reached a settlement on the following terms:

- On July 31, 2013 the tenants had made a payment towards the arrears of rent in the amount of \$4600.00. In consideration of this payment, and the undertakings given by the tenants, the landlord agreed not to continue with this application.
- The parties acknowledged that as of July 31, 2013, the arrears of rent and late fees total \$805.00.
- The parties acknowledged that the tenants will probably not be able to pay the August and September rent when due. The tenants promise to pay the August and September rent in full, together with the balance of the arrears, a total of \$2965.00, on or before September 15, 2013. The landlord promises not to take any action to end this tenancy for non-payment of rent until September 16. If the payment is not made on or before September 15 as promised by the tenants, the landlord will serve the tenants with a new 10 Day Notice to End Tenancy for Non-Payment of Rent.
- In addition to the rent the landlord will charge the tenants a \$25.00 late fee for any rent payment that is not paid on time. If late fees are charged for August and September, these amounts must also be paid on or before September 15, 2013.
- The landlord withdraws any claim for the filing fee it paid for today's application.

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: August 01, 2013

Residential Tenancy Branch

