



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding BRISTOL ESTATES  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      OPR, MNR, MNSD, MNDC, FF

### Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution made by the landlord for an Order of Possession and a Monetary Order for unpaid rent or utilities. The landlord also applied to keep all or part of the pet damage or security deposit, for money owed or compensation for loss or damage, and to recover the filing fee for the cost of the application from the tenant.

The landlord and tenant attended the hearing and no issues with regards to the service of documents and evidence under the *Residential Tenancy Act* were raised by either party.

At the start of the hearing, the landlord withdrew the portion of the application requesting an Order of Possession as she wanted the tenancy to continue, but wished to continue with the monetary portion of the application.

### Analysis & Conclusion

Pursuant to section 63 of the *Residential Tenancy Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Both parties **agreed** to settle their dispute under the following terms:

1. The tenant will pay the landlord \$285.00 which includes; unpaid rent for August and September, 2013; late payment fees as required by the tenancy agreement; and the filing fee for the cost of making the application.
2. The tenant agrees to make this payment by the end of **September 30, 2013**.

3. The landlord is issued with a monetary order in the amount of \$285.00 which the landlord can serve onto the tenant after September 30, 2013 **if** the tenant fails to make this payment.
4. The tenant acknowledges her obligations to make future rent payments on time and failure to do so may result in her tenancy being terminated by the landlord through dispute resolution.

For the reasons set out above, I hereby grant the landlord a monetary order in the amount of \$285.00.

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: September 20, 2013

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Residential Tenancy Branch

