



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Metro Vancouver Housing Corporation
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking an order of possession and a monetary order.

The hearing was conducted via teleconference and was attended by the landlord's agent and the female tenant.

At the outset of the hearing the landlord's agent testified that the current rental arrears, including NSF administrative fees totals \$3,709.00.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession for unpaid rent; to a monetary order for unpaid rent; for NSF charges; for all or part of the security deposit and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 38, 46, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

During the hearing the parties reached the following settlement:

1. The landlord withdraws her Application for Dispute Resolution;
2. The tenant agrees to pay the landlord all outstanding rent and NSF administrative fees in the amount of \$3,709.00 no later than September 30, 2013;
3. The landlord agrees that should the tenant pay the arrears of \$3,709.00 she will not end the tenancy;
4. The tenant agrees that if she fails to pay the arrears of \$3,709.00 by September 30, 2013 the tenants will vacate the rental property.

Conclusion

In support of this settlement and with agreement of both parties I grant the landlord is an order of possession effective **September 30, 2013 after service on the tenants**. This

order must be served on the tenants. If the tenants fail to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

Also in support of this settlement and with agreement of both parties I grant the landlord a monetary order in the amount of **\$3,259.00** comprised of \$3,634.00 rent owed and \$75.00 NSF administrative fees less \$450.00 from the security deposit held by the landlord.

This order must be served on the tenants. If the tenants fail to comply with this order the landlord may file the order in the Provincial Court (Small Claims) and be enforced as an order of that Court.

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 11, 2013

Residential Tenancy Branch

