Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Columbia Property Management Ltd.
and [tenant name suppressed to protect privacy]

RECORD OF SETTLEMENT

Dispute Codes   OPR, MNR, MNSD, FF, OPB

Section 63 of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows;

1. Both parties agree that the tenant will pay the landlord the landlord all outstanding rent, late fees and filing fees in an amount $1945.00 by no later than 4:30 p.m. on Friday September 13, 2013 to allow the tenancy to continue.
2. Both parties agree that only if the above term is not met by the tenant the landlord will be entitled to serve the order of possession on the tenant.

Pursuant to this agreement the landlord will be given a monetary order to reflect condition #1 of this agreement. Should it be necessary and only if the tenant does not pay as agreed to, this order may be filed in the Small Claims Division of the Provincial Court.

Pursuant to this agreement the landlord will be given an order of possession to reflect condition #2 of this agreement. Should it be necessary, this order may be filed in the Supreme Court and enforced as an order of that Court.

The above particulars comprise <u>full and final settlement</u> of all aspects of the dispute arising from this application for 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: September 10, 2013

_____
Residential Tenancy Branch