



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, 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 and to recover the filing fee for the cost of this application from the tenant.

The tenant attended the conference call hearing along with an agent of the landlord and no issues with regards to the service of documents were raised by either party.

Analysis & Conclusion

Pursuant to section 63 of the Residential Tenancy Act (referred to as the *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.

The parties **agreed** to settle the dispute under the following terms:

1. The tenant agreed that there was \$1,745.00 outstanding in rent to the landlord. The tenancy will resume on the basis that the tenant pays the landlord the outstanding rent in the amount of \$1,745.00 by the February 1, 2014.
2. The tenant agreed to make the following monthly payments to the landlord to satisfy the above amount as follows: \$582.00 by December 1, 2013; \$582.00 by January 1, 2014; and, \$581.00 by February 1, 2014. The tenant is still responsible for paying her monthly rent under the requirements of the tenancy agreement in addition to the amounts agreed above.

3. The tenant consented to the landlord being issued with an Order of Possession which is enforceable **if** the tenant fails to make any of the payments in accordance with the above agreement. The Order of Possession will be effective 2 days after service on the tenant.
4. The tenant also consented to the landlord being issued with a Monetary Order in the amount of **\$1,745.00** which the landlord can enforce **if** the tenant fails to make payment in accordance with the agreement details above.

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective 2 days after service on the tenant.

I also grant the landlord a monetary order in the amount of \$1,745.00.

These orders are final and binding on the parties and may be enforced.

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: November 08, 2013

Residential Tenancy Branch

