



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Bostell International Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, OPR, FF

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 owes the landlord \$3150.00 in unpaid rent. Both parties agree that if the February 2014 rent cheque “clears”, the tenancy will continue and that both parties will discuss a payment plan to address the remaining rental arrears.
2. Both parties agree that the tenancy will continue as long as the tenant abides by condition #1 of this agreement. Both parties agree that if the tenant does not abide by condition #1 of this agreement the landlord will be at liberty to serve the tenant with an order of possession. Both parties agree that the order of possession is based solely on the unpaid rent for the month of February 2014 and that the landlord is entitled to an order of possession as part of this settlement.

Pursuant to this agreement the landlord will be given a monetary order to reflect condition #1 of this agreement. Should it be necessary, this order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that 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.

As both parties benefitted from this settlement I decline to make a finding in regards to the filing fee and the applicant must bear that cost.

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: February 04, 2014

Residential Tenancy Branch

