



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

MNR OPR FF

Introduction

This hearing was convened in response to an application by the landlord for an Order of Possession pursuant to unpaid rent and a Monetary Order.

Both parties attended the conference call hearing and provided their submissions and their testimony and were permitted to discuss their dispute.

Issue(s) to be determined

Is the landlord entitled to the orders sought ?

Background and Evidence

This tenancy began May 2013. Rent is payable monthly in the amount of \$780.00. The parties agree there was a shortfall in the rent for January 2014 which has since been satisfied. The rent for February has been partially satisfied with a view to full payment.

During the course of the hearing, the parties discussed their dispute and turned their minds to compromise. The parties reached agreement, choosing to settle this matter *in full satisfaction of the landlord's claim, and to the parties' mutual satisfaction*, on the following conditions, and at their request that I record the parties' settlement as per Section 63 of the Act as follows.

1. The tenant and landlord agree that the tenancy will continue.
2. The tenant and landlord agree the tenant to pay all outstanding rent for February 2014 **and** the rent for March 2014 before the end of February 2014 - inclusive of the landlord's filing fee for this application in the amount of \$50.00.

3. Both parties agree to endeavour to better communicate about all matters respecting the payment of rent when the rent is not fully satisfied when due - according to the terms of the tenancy agreement.

It must be noted that it remains available to the landlord to give the tenant a Notice to End Tenancy for Unpaid Rent if the tenant fails to pay the rent when due under the terms of the tenancy agreement.

Conclusion

The parties have chosen to resolve their dispute and for the tenancy to continue upon the terms of this settlement.

This Decision and Settlement is final and binding on 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: February 05, 2014

Residential Tenancy Branch

