



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes Landlord: OPR, MNR, FF
 Tenants: CNC, CNR

Introduction

This hearing dealt with cross Applications for Dispute Resolution. The landlord sought an order of possession and a monetary order. The tenants sought to cancel two notices to end tenancy.

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

Issue(s) to be Decided

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

It must also be decided if the tenants are entitled to cancel a 1 Month Notice to End Tenancy for Cause and a 10 Day Notice to End Tenancy for Unpaid Rent, pursuant to Sections 46 and 47 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 withdraws his Application for Dispute Resolution;
3. The tenant agrees to pay the landlord the sum of \$1,250.00 representing \$375.00 outstanding rent for March 2014 and \$875.00 rent due April 1, 2014 no later than April 15, 2014;
4. Should the tenant fail to pay the full amount of \$1,250.00 by April 15, 2014 the tenancy will end.

Conclusion

In support of this settlement I grant the landlord an order of possession effective **April 16, 2014 after service on the tenant** only if he fails to comply with the settlement above. This order must be served on the tenant. If the tenant 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 I grant the landlord a monetary order in the amount of **\$1,250.00**. This order must be served on the tenant. If the tenant fails 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: March 28, 2014

Residential Tenancy Branch

