



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Capreit
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking an order of possession and a monetary order.

The hearing was conducted via teleconference and was attended by two agents for the landlord and the tenant.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession for unpaid rent; to a monetary order for unpaid rent; for all or part of the security deposit and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 38, 46, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

During the hearing the parties reached the following settlement:

1. The landlord withdraws their Application for Dispute Resolution;
2. The tenant agrees to pay the landlord \$1360.99 (representing March 2014 rent and late fees) no later than the close of business on Monday, March 31, 2014;
3. The tenant agrees to pay the landlord \$1,335.99 (representing April 2014) rent no later than the close of business on Tuesday, April 1, 2014;
4. If the tenant fails to make either one of these payments he agrees to vacate the rental unit.

Conclusion

In support of this settlement and with agreement of both parties I grant an order of possession effective **April 3, 2014**. This order must be served on the tenant only if he fails to comply with the above requirements outlined in the settlement. If the tenant fails 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.

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 11, 2014

Residential Tenancy Branch

