



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR FF

Introduction

This hearing was convened as a result of the landlords' application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The landlords applied for an order of possession for unpaid rent or utilities, a monetary order for unpaid rent or utilities, and to recover the filing fee.

Tenant "RA" and the landlords attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

The tenant confirmed receiving the evidence package from the landlords and had the opportunity to review it prior to the hearing. I find the tenants were served in accordance with the Act. The tenant confirmed that they did not submit evidence in response to the landlords' application.

Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

1. The parties agree that the tenants owe April 2014 rent of \$1,350.00 and the tenants agree to pay \$1,350.00 to the landlords by April 16, 2014 by 6:00 p.m. by Interac e-mail money transfer.
2. The parties agree that the tenants owe the landlords \$306.28 in unpaid utilities.
3. The parties agree that the tenancy will end on **April 30, 2014 at 1:00 p.m.**
4. The landlords are granted an order of possession effective **April 30, 2014 at 1:00 p.m.** This order must be served on the tenants.

5. The landlords are granted a monetary order in the amount of **\$1,656.28**, which is comprised of \$1,350.00 rent for April 2014, plus unpaid utilities of \$306.28.
6. The landlords agree not to enforce \$306.28, which is the unpaid utilities portion of the monetary order, **if the tenants vacate the rental unit by April 30, 2014 at 1:00 p.m.**
7. The landlords agree to waive the recovery of their filing fee for this application and withdraw their application as part of this mutually settled agreement.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

The landlords have been granted an order of possession effective April 30, 2014 at 1:00 p.m. This order must be served on the tenants.

The landlords have been granted a monetary order in the amount of \$1,656.28, which is comprised of \$1,350.00 rent for April 2014, plus unpaid utilities of \$306.28.

The landlords have agreed not to enforce \$306.28, the unpaid utilities portion of the monetary order, **if the tenants vacate the rental unit by April 30, 2014 at 1:00 p.m.**

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: April 9, 2014

Residential Tenancy Branch

