



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding REMAX LITTLE OAK REALTY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an order of possession for non payment or rent and a monetary order for unpaid rent.

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

- 1) The tenants agreed that they received a 10 Day Notice to End Tenancy for nonpayment of rent and that rent was not paid in full and they did not dispute the notice; The parties agreed the landlord is entitled to an order of possession on this basis effective two days after service upon the tenants;
- 2) The parties agreed that the amount of the current rent arrears is \$1,492.50, as of today's date. The landlord is entitled to a monetary order in this amount.
- 3) The parties agreed that the tenants will pay the sum of \$375.00 per month towards the above rent arrears, commencing June 20, 2014, and the like sum on the 20th day of each month thereafter until the rent arrears are paid in full; and
- 4) The landlord agreed that they will not enforce the order of possession, if rent is paid on time and if the rent arrears are paid in accordance with the payment schedule. The parties agreed that any rent paid while the outstanding rent arrears is being paid will be for "use and occupancy only";

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

Conclusion

As a result of the above settlement, the landlord is granted an order of possession and a monetary order, should the tenants fail to comply with the settlement agreement.

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: May 15, 2014

Residential Tenancy Branch

