



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Columbia Property Management Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: OPR, MNR, MNDC, MNSD, FF

Introduction and Issues to be Decided:

The landlord has applied for an Order for Possession and Monetary Order based upon a Notice To End the Tenancy for non-payment of rent dated March 5, 29014. All parties attended the hearing.

Settlement:

The parties agreed that the tenancy shall end on May 31, 2014 provided the tenants satisfy the payment agreement below and they have asked that I record the terms pursuant to section 63(2) as follows:

- a. The landlord will have an Order for Possession effective on May 12, 2014,
- b. The tenants will pay the landlord \$ 700.00 by May 6, 2014 at 5:00 PM,
- c. The tenants will pay the landlord \$ 167.51 by May 19, 2014 at 5:00 PM,
and
- d. If the tenants complete the payments afore mentioned then the landlord will retain the security deposit of \$ 292.49 inclusive of interest and the tenancy will end on May 31, 2014 at 1:00 PM, and
- e. If the tenants fail to complete the payments in paragraph a. and b. in full and on time the landlord will execute an Order for Possession effective May 12, 2014 and a Monetary Order for the balance owing.

Conclusion:

As a result of the settlement I Ordered that the landlord retain the security deposit inclusive of interest amounting to \$ 292.49, granted an Order for Possession effective May 12, 2014 and a Monetary Order in the amount of \$ 867.51 effective May 12, 2014, both which are not to be executed upon unless the tenants are in breach of paragraphs b. and c. herein and at that time are to be given credit for any payments actually

received. If the tenants complete the payment in paragraph b. and c. herein the Monetary Order is void and unenforceable and Order for Possession is only effective for May 31, 2014. The landlord must serve the tenants with this decision and Orders as soon as possible.

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 05, 2014

Residential Tenancy Branch

