



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PARK ROYAL VENTURES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR MNR FF

Introduction

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

The tenant and an agent for the landlord (the "agent") 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.

Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the tenancy will continue until ended in accordance with the *Act*, subject to the cheque of \$2,167.00 from the tenant dated May 1, 2014 being successfully cashed by the landlord.
2. The parties agree that currently monthly rent is \$2,082.00 due on the first day of each month, plus parking of \$60.00, for a total of \$2,142.00.
3. The parties agree that the landlord has been granted an order of possession effective **two (2) days** after service on the tenant, which will be of no force or effect if the payment described in #1 above, has been successfully cashed by the landlord. Should the payment not be successfully cashed by the landlord, the landlord must serve the tenant with the order of possession.
4. The parties agree that the payment of \$2,167.00 described in #1 above, incorporates the \$50.00 filing fee.

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 settlement agreement described above.

The landlord has been granted an order of possession effective two (2) days after service on the tenant, which will be of no force or effect if the payment described in #1 above, has been successfully cashed by the landlord. Should the payment not be successfully cashed by the landlord, the landlord must serve the tenant with the order of possession. This order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

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: May 2, 2014

Residential Tenancy Branch

